



# MEMORANDUM

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“...meeting community needs...enhancing quality of life.”

TO: City Plan Commission

FROM: Jessica Titel, Principal Planner

DATE: December 13, 2023

RE: Acquisition and Dedication of a Public Trail Within Southpoint Commerce Park per Wis. State Statute 62.23(5)

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Wis. State Statute 62.23(5) states that the location, acceptance and/or acquisition of land to be used as a public way, park (i.e. public trail) or public grounds shall be referred to the Plan Commission for its consideration and report before final action is taken by the Common Council.

## **Background:**

The City of Appleton Trails Master Plan (2017) proposed network map identifies a proposed trail between Eisenhower Drive and Coop Road located within Southpoint Commerce Park.

The attached Certified Survey Maps creates outlots for the proposed Southpoint Commerce Park trail and dedicates the outlots for public trail purposes. The City is planning to purchase the outlots for public trail purposes. Prior to purchase, the Plan Commission shall make a determination and recommendation in regards to the acquisition of the property for public trail purposes and the acceptance of said outlots for public trail purposes. The land dedication for the public trail occurs at the time the Certified Survey Map is recorded.

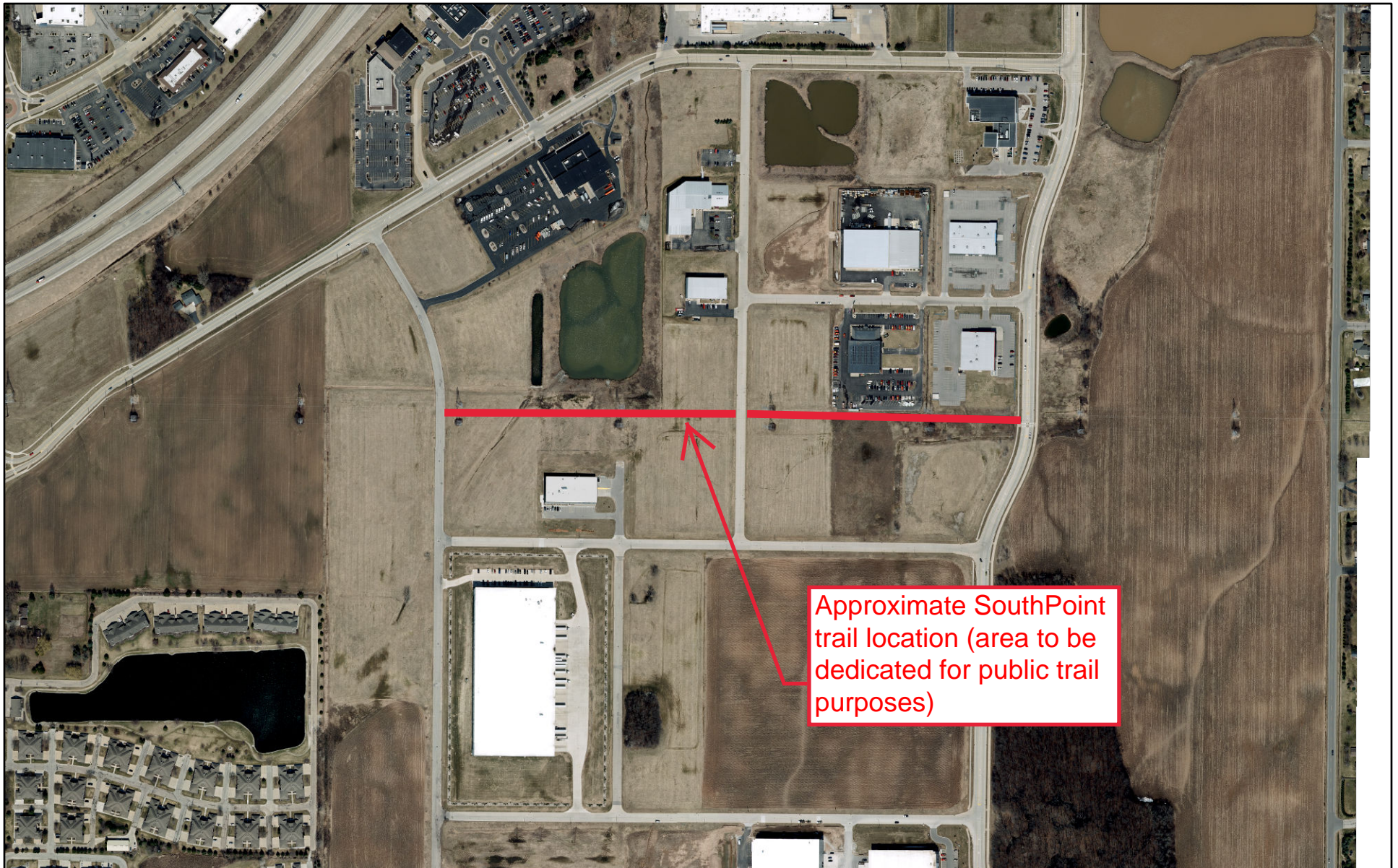
Please see the attached draft Certified Survey Maps and the “Proposed Trails” map from the 2017 Trails Master Plan.

## **PLAN COMMISSION RECOMMENDED ACTION:**

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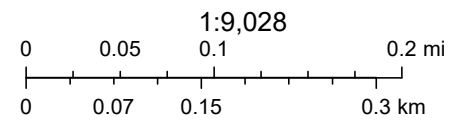
In accordance with Wis. State Statute 62.23(5), Staff recommends City acquisition of the proposed outlots and acceptance of the proposed dedication of the outlots identified for public trail purposes within Southpoint Commerce Park, as shown on the attached maps and the 2017 Trails Master Plan, **BE APPROVED.**

# SouthPoint Commerce Park Trail



Approximate SouthPoint trail location (area to be dedicated for public trail purposes)

12/5/2023, 10:30:48 AM

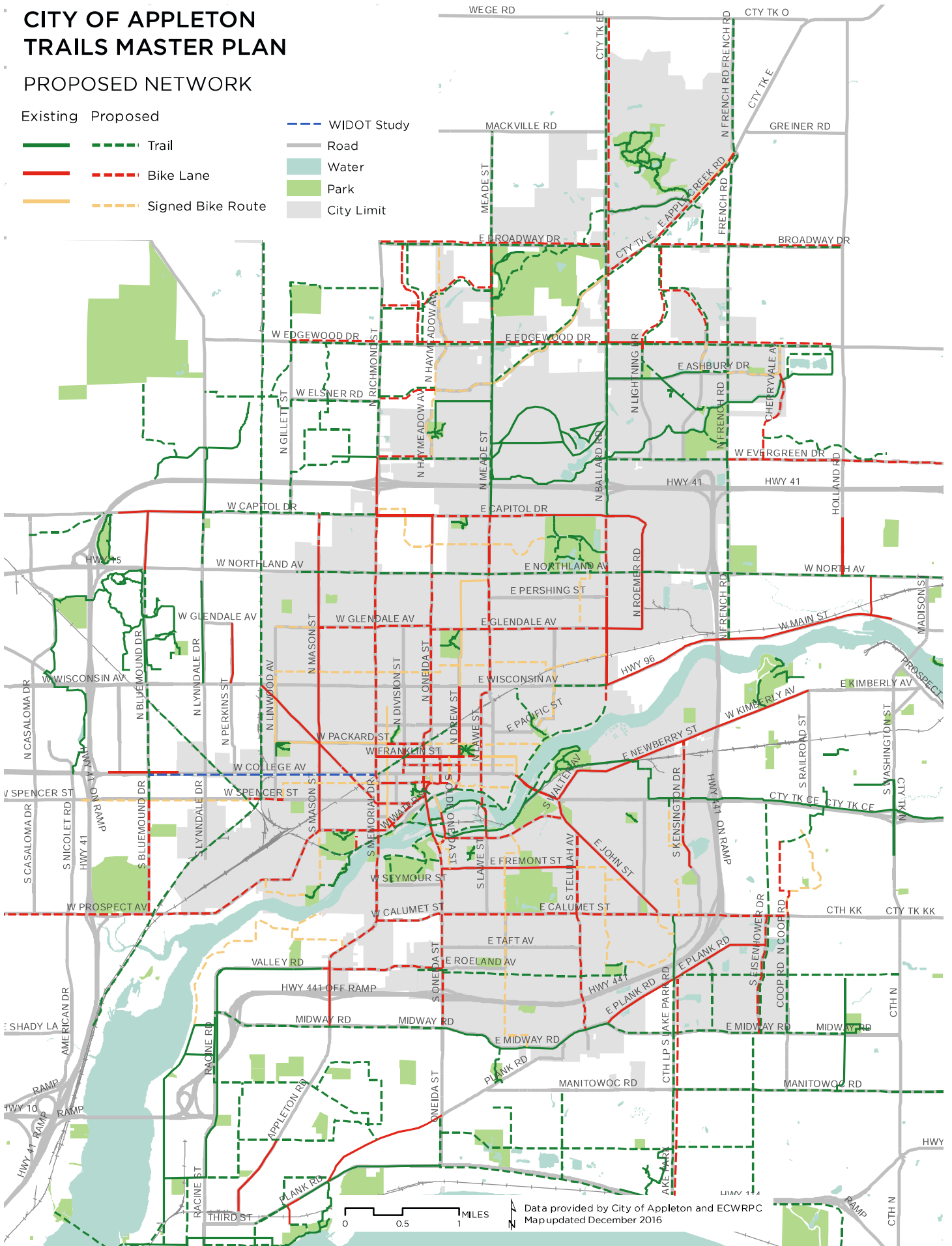


# CITY OF APPLETON TRAILS MASTER PLAN

## PROPOSED NETWORK

Existing Proposed

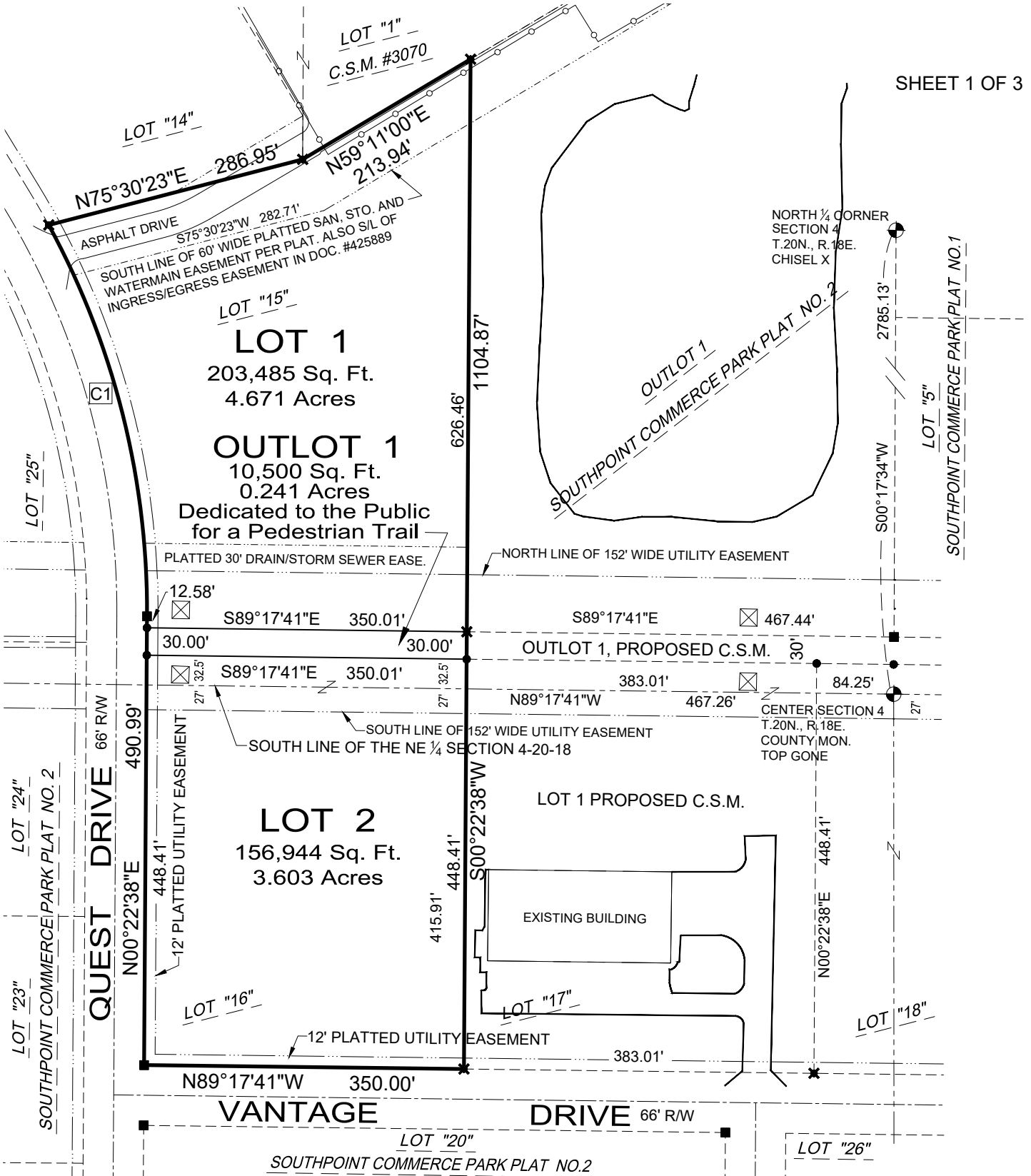
- Trail
- - - Bike Lane
- - - Signed Bike Route
- - - WIDOT Study
- Road
- Water
- Park
- City Limit



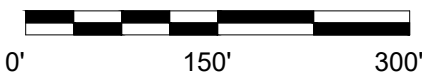
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All of Lot 15 and 16 of Southpoint Commerce Park Plat No. 2, located in the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

SHEET 1 OF 3



SCALE IN FEET

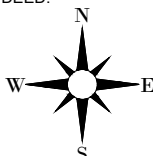


LEGEND

- = 3/4" Iron Rebar, 24" long, Weighing 1.5 lbs./ft. Set
- ✕ = 3/4" Iron Rebar Found
- = 1 1/4" Iron Rebar Found
- ⊙ = Government Corner
- ( ) = Measurements of Record
- ⊠ = Steel Transmission Tower
- = Chain Link Fence

NOTES:

1. TYPICAL BUILDING SETBACK IS 40' AT FRONT, 25' SIDE AND REAR (50' REAR YARD AND SIDE YARD IF ABUTTING A RESIDENTIALLY-ZONED DISTRICT).
2. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER INTEREST IN REAL PROPERTY. TRANSFER OF INTEREST IN REAL PROPERTY REQUIRES A DEED.



BEARINGS ARE REFERENCED TO SOUTHPOINT COMMERCE PARK NO. 2, WHICH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY.

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	LC	LCB
C1	883.00'	446.17'	441.44'	N14°05'54"W

## CITY OF APPLETON

DEPT. OF PUBLIC WORKS  
ENGINEERING DIVISION  
100 NORTH APPLETON STREET  
APPLETON, WI 54911  
920-832-6474

DRAFTED BY: T. KROMM

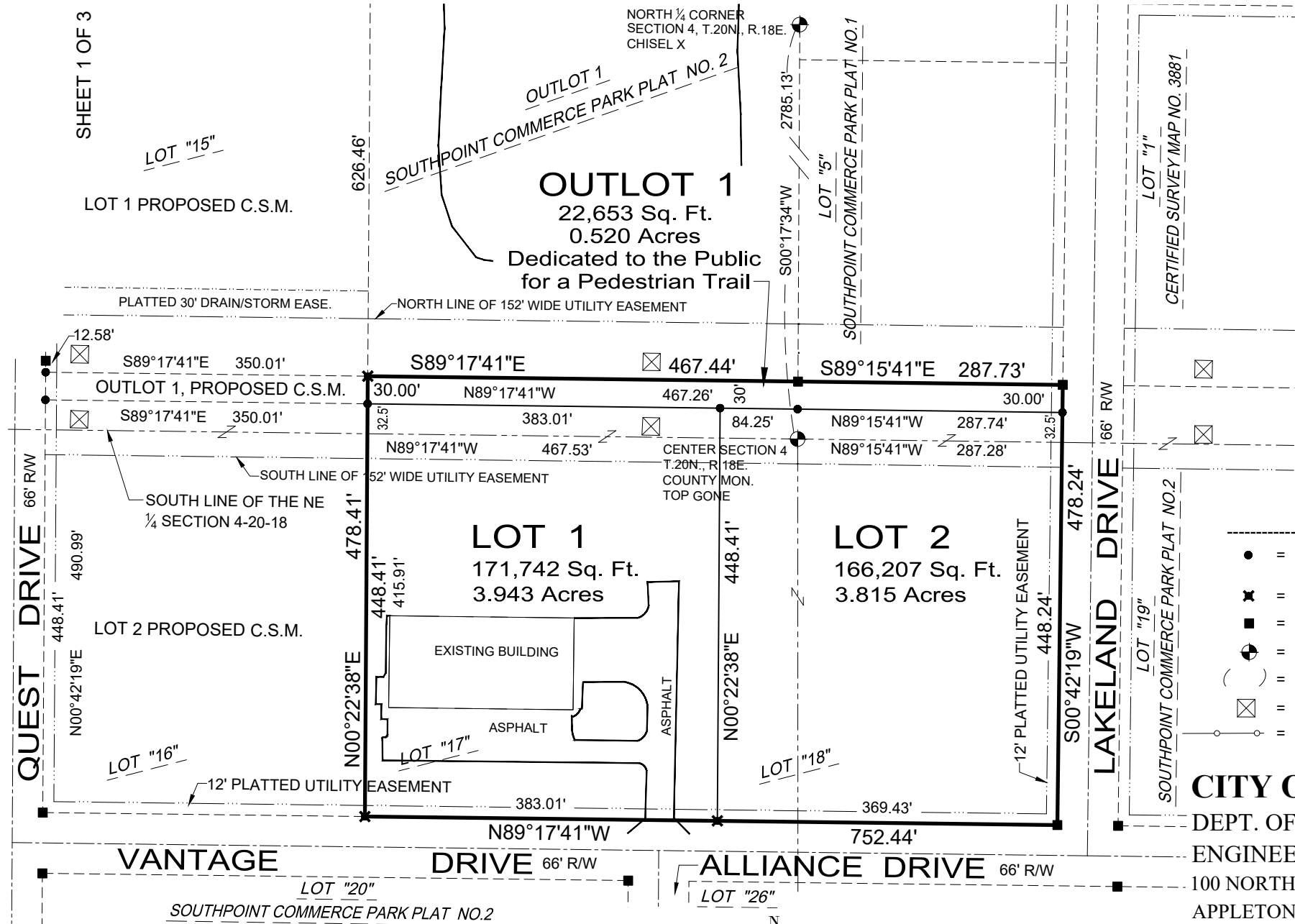
Cloud\Acad\CSM\2023\Southpoint\Southpoint2  
Lots\_15-16\_CSM\_0427\_2023



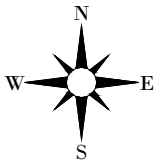


# CERTIFIED SURVEY MAP NO.

All of Lot 17 and 18 of Southpoint Commerce Park Plat No. 2, located in the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4, Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.



- NOTES:
1. TYPICAL BUILDING SETBACK IS 40' AT FRONT, 25' SIDE AND REAR (50' REAR YARD AND SIDE YARD IF ABUTTING A RESIDENTIALLY-ZONED DISTRICT).
  2. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER INTEREST IN REAL PROPERTY. TRANSFER OF INTEREST IN REAL PROPERTY REQUIRES A DEED.



BEARINGS ARE REFERENCED TO SOUTHPOINT COMMERCE PARK NO. 2, WHICH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY.

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  - ⊠ = Steel Transmission Tower
  - = Chain Link Fence

**CITY OF APPLETON**  
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 DRAFTED BY: T. KROMM  
 Cloud\Acad\CSM\2023\Southpoint\Southpoint2  
 Lots\_17-18\_CSM\_0502\_2023





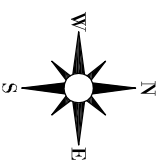


# CERTIFIED SURVEY MAP NO.

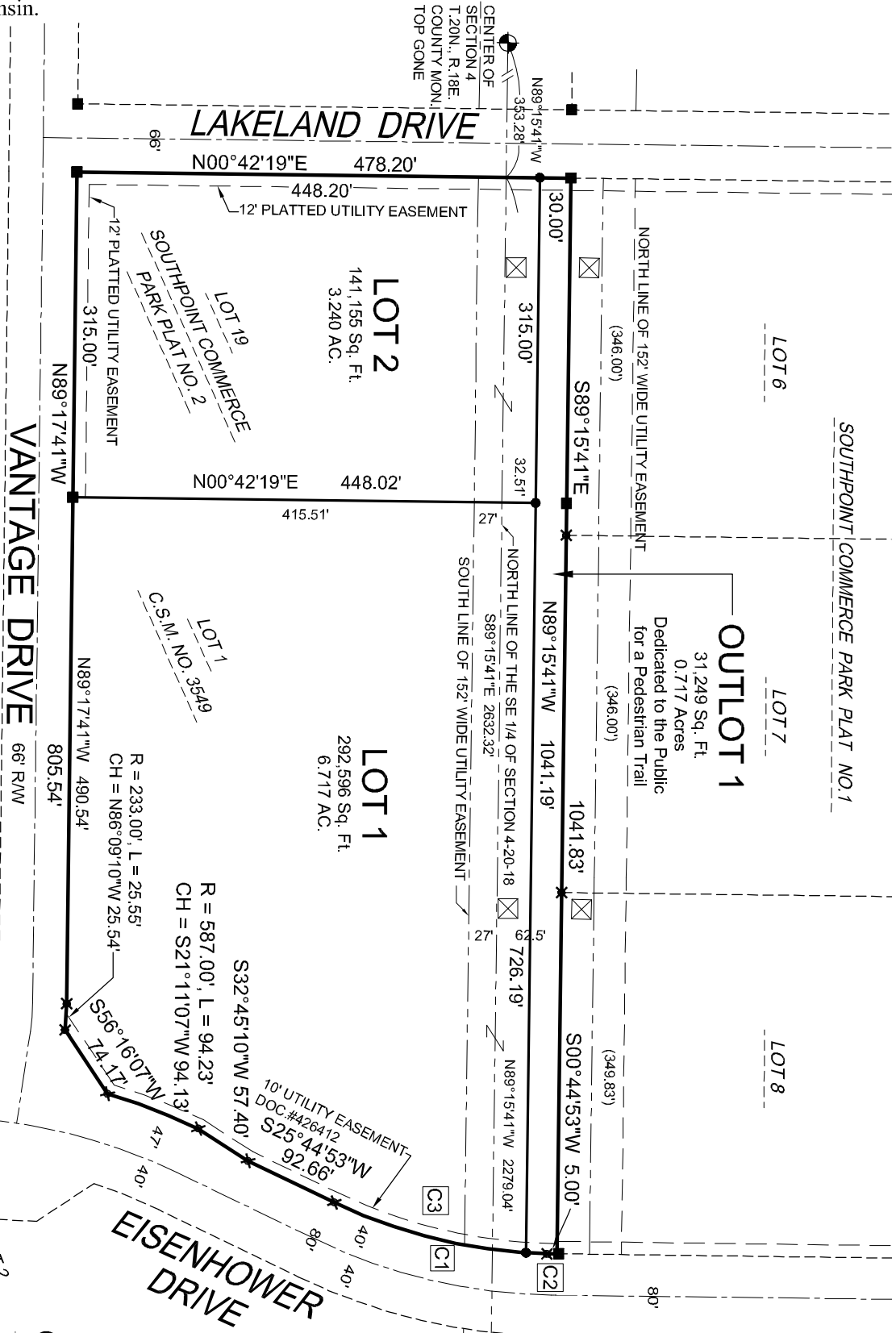
All of Lot 19 of Southpoint Commerce Park Plat No. 2 and all of Lot 1 of Certified Survey Map No.3549, located in the Southeast 1/4 of the Northeast 1/4, the Northeast 1/4 of the Southeast 1/4, Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

- NOTES:
1. TYPICAL BUILDING SETBACK IS 40' AT FRONT, 25' SIDE AND REAR (60' REAR YARD AND SIDE YARD IF ABUTTING A RESIDENTIALLY-ZONED DISTRICT).
  2. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER INTEREST IN REAL PROPERTY. TRANSFER OF INTEREST IN REAL PROPERTY REQUIRES A DEED.

CURVE DATA TABLE			
CURVE	RADIUS	LENGTH	LCB
C1-Total	500.00'	218.17'	S13°14'53"W
C2-Outlet 1	500.00'	25.01'	S02°10'52"W
C3-Lot 1	500.00'	193.16'	S14°40'52"W



BEARINGS ARE REFERENCED TO SOUTHPOINT COMMERCE PARK NO. 2, WHICH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, CALUMET COUNTY.



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  - ⊙ = Government Corner
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**CITY OF APPLETON**  
 DEPT. OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 100 NORTH APPLETON STREET  
 APPLETON, WI 54911  
 920-832-6474  
 DRAFTED BY: T. KROMM  
 Cloud/Acad/CSM/2023/Southpoint/Southpoint  
 Lot\_19\_CSM3549\_0522\_2023

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All of Lot 19 of Southpoint Commerce Park Plat No. 2 and all of Lot 1 of Certified Survey Map No.3549, located in the Southeast ¼ of the Northeast 1/4, the Northeast 1/4 of the Southeast 1/4, Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

SHEET 2 OF 3

**SURVEYOR’S CERTIFICATE:**

All of Lot 19 of Southpoint Commerce Park Plat No. 2 and all of Lot 1 of Certified Survey Map No.3549, located in the Southeast ¼ of the Northeast 1/4, the Northeast 1/4 of the Southeast 1/4, Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin. Said lands subject to all easements and restrictions of record.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Appleton subdivision ordinance in surveying, dividing and mapping the same. That this map is a correct representation of all exterior boundaries of the land surveyed and the division thereof.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor: Thomas M. Kromm

This Certified Survey Map is all of tax parcel: 31-9-5712-19 and 31-9-5712-40.

This Certified Survey Map is contained within the property described in the following recorded instruments: Doc. in J.2996 I.18-19, Doc. in J.2992 I.5-6, Doc. in J.5037 I.63-64, Doc. No.401088, Doc. No.402690, and Doc. No.575605. The property owner of record for Lot 19 of Southpoint Commerce Park Plat No. 2 is the City of Appleton and the property owner of record for Lot 1 of Certified Survey Map No.3549 is Oshkosh AAP, LLC.

**CORPORATE OWNER’S CERTIFICATE:**

City of Appleton, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated all as shown and represented on this map. We do further certify this Certified Survey Map is required by s.236.10 or 236.12 of the Wisconsin statutes to be submitted to the following for approval: City of Appleton

\_\_\_\_\_  
Jacob A. Woodford, Mayor                      Date

\_\_\_\_\_  
Kami Lynch, City Clerk                      Date

STATE OF WISCONSIN)  
  ) SS  
OUTAGAMIE COUNTY)

Personally came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, the above-named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary

My commission expires \_\_\_\_\_

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

All of Lot 19 of Southpoint Commerce Park Plat No. 2 and all of Lot 1 of Certified Survey Map No.3549, located in the Southeast 1/4 of the Northeast 1/4, the Northeast 1/4 of the Southeast 1/4, Northwest 1/4 of the Southeast 1/4, and the Southwest 1/4 of the Northeast 1/4 of Section 4, Township 20 North, Range 18 East, City of Appleton, Calumet County, Wisconsin.

SHEET 3 OF 3

**CORPORATE OWNER'S CERTIFICATE:**

**OSHKOSH AAP LLC**, As owner(s), I(we), hereby certify that we caused the land on this Certified Survey Map to be surveyed, divided, mapped, and dedicated all as shown and represented on this map. I(we) further certify this Certified Survey Map is required by s.236.10 or 236.12 of the Wisconsin statutes to be submitted to the following for approval: City of Appleton

\_\_\_\_\_  
Name: Date  
Title:

\_\_\_\_\_  
Name: Date  
Title:

STATE OF WISCONSIN)  
) SS  
OUTAGAMIE COUNTY)

Personally came before me on this \_\_\_\_ day of \_\_\_\_\_, 2023, the above-named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary

My commission expires \_\_\_\_\_

**TREASURER'S CERTIFICATE:**

I, being the duly elected, qualified and acting treasurer, do hereby certify that there are no unpaid taxes or unpaid special assessments on of the lands included in this Certified Survey Map as of:

\_\_\_\_\_  
City Finance Director Date  
Jeri A. Ohman

\_\_\_\_\_  
County Treasurer Date  
Trenten Woelfel

**CITY OF APPLETON APPROVAL:**

Approved by the City of Appleton on this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Jacob A. Woodford, Mayor Date

\_\_\_\_\_  
Kami Lynch, City Clerk Date