



MEMO

TO: Finance Committee

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

DATE: September 5, 2018

SUBJECT: Request for City of Appleton to waive the sidewalk special assessment for 1233 W. Cedar Street in exchange for dedication of 253 SF of property needed to construct the wide sidewalk/multi-purpose sidepath.

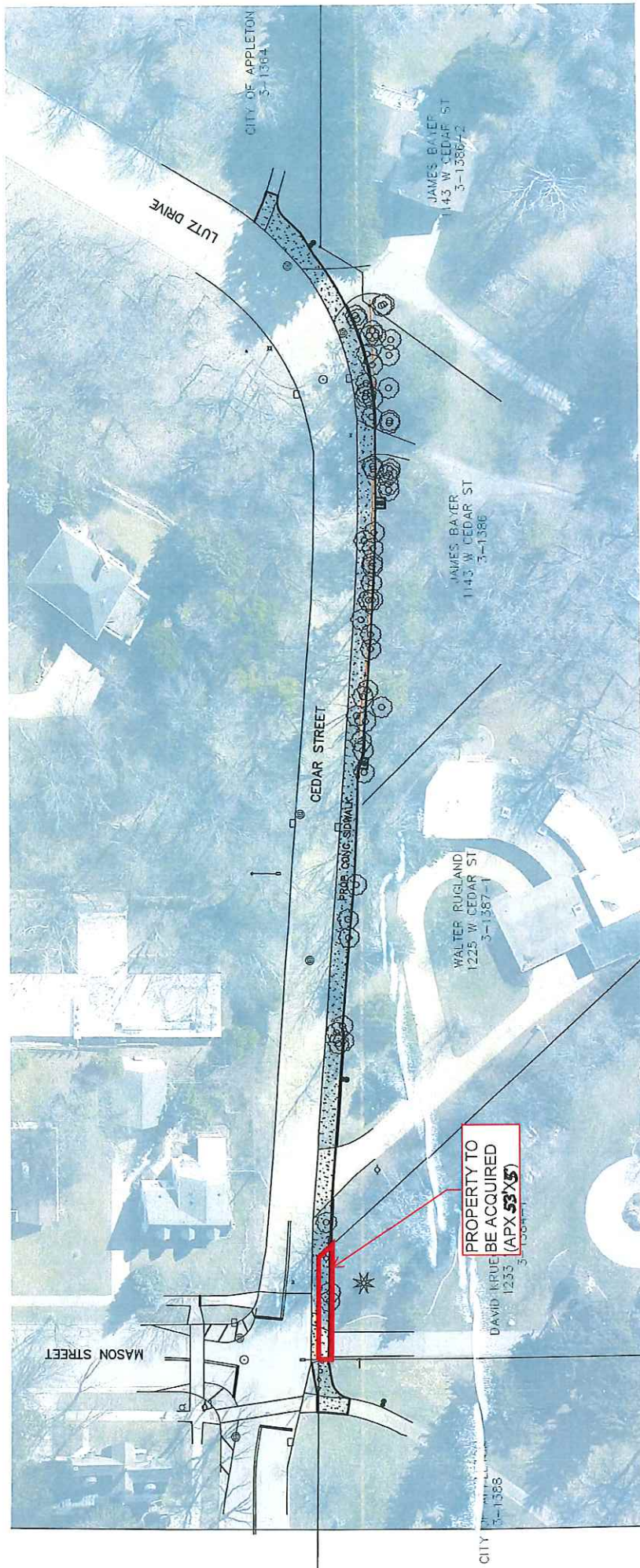
The City's 2019 Budget includes construction of a wide sidewalk/multi-purpose sidepath along the south side of Cedar Street as shown on the attached drawing. This sidewalk segment will connect the Lutz Park trail to the Alicia Park trail. In order to construct this sidewalk/multi-purpose sidepath we need additional right-of-way of 253 square feet from the property owner, Denise Starcher, at 1233 W. Cedar Street. The value of the property to be acquired is estimated to be \$974.05 (253 s.f. @ \$3.85/ s.f.)

The Starchers have generously offered to donate the property contingent upon the following:

- The special assessment for the sidewalk/multi-use sidepath be waived (estimated at \$1224)
- The City will maintain the walk similar to other wide sidewalks/side paths throughout the City
- The City will pay for modifications to and relocation of landscaping features within the subject area

City staff supports these contingencies in order to construct this key bike/pedestrian connection through this neighborhood. If approved, the Attorney's Office will draft the appropriate land transfer documents accordingly.

Attachments



CITY OF APPLETON
3-1364

LUTZ DRIVE

JAMES BAYER
1143 W CEDAR ST
3-1386-2

JAMES BAYER
1143 W CEDAR ST
3-1386

WALTER RUGLAND
1225 W CEDAR ST
3-1387-1

DAVID W. RUE
1235 W CEDAR ST
3-1388

MASON STREET

CEDAR STREET

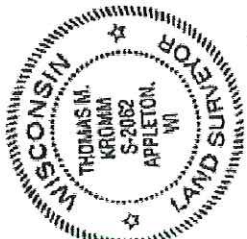
PROPOSED SIDEWALK

PROPERTY TO
BE ACQUIRED
(APX 53X5)

CITY

CEDAR STREET RIGHT OF WAY

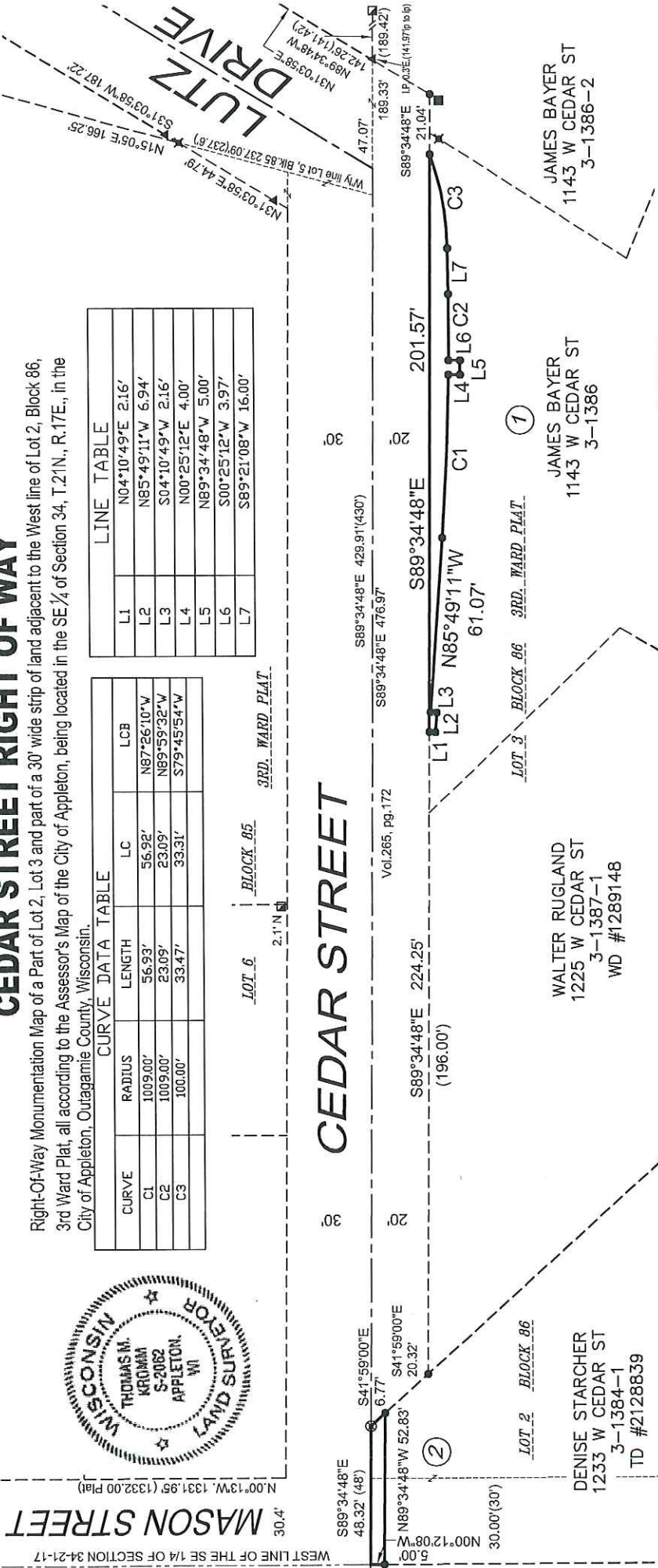
Right-Of-Way Monumentation Map of a Part of Lot 2, Lot 3 and part of a 30' wide strip of land adjacent to the West line of Lot 2, Block 86, 3rd Ward Plat, all according to the Assessor's Map of the City of Appleton, being located in the SE 1/4 of Section 34, T.21N., R.17E., in the City of Appleton, Outagamie County, Wisconsin.



CURVE	RADIUS	LENGTH	LC	LCB
C1	1009.00'	56.93'	N87°26'10"W	N85°49'11"W 6.94'
C2	1009.00'	23.09'	N89°59'32"W	S04°10'49"W 2.16'
C3	100.00'	33.47'	S79°45'54"W	N00°25'12"E 4.00'

LINE	DESCRIPTION
L1	N04°10'49"E 2.16'
L2	N85°49'11"W 6.94'
L3	S04°10'49"W 2.16'
L4	N00°25'12"E 4.00'
L5	N89°34'48"W 5.00'
L6	S00°25'12"W 3.97'
L7	S89°21'08"W 16.00'

CEDAR STREET

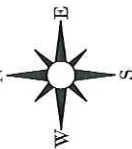


SCHEDULE OF LAND AND INTERESTS REQUIRED

PARCEL NO.	SHEET NO.	OWNER	INTEREST	NEW AREA	EXISTING	REMAINING
1	1	JAMES AND JEANETTE BAYER	FEE	934 SQ. FT.	78,000 SQ. FT. M/L	77,000 SQ. FT. M/L
2	1	DENISE STARCHER	FEE	253 SQ. FT.	86,350 SQ. FT. M/L	86,100 SQ. FT. M/L

LEGEND

- = 3/4" Iron Rebar, 24" long, Weighing 1.5 lbs./ft. Set
- ▲ = 2" O.D. Iron Pipe Found
- △ = 1.3" O.D. Iron Pipe Found
- × = Chisel "X" Set
- = Railroad Spike Found
- ⊗ = 3/4" Iron Rebar Found
- ⊕ = Government Corner
- ⊙ = 1 1/4" Iron Rebar Found
- () = Measurements of Record
- = Acquisition(Fee) Area



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, NORTH LINE OF THE SE 1/4 OF SECTION 34-21-17 RECORDED AS N88°57'04"W H:\Acad\Wateq\2016\Cedar_Street_South_Walk_0125_2016



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

WALTER RUGLAND
 1225 W CEDAR ST
 3-1387-1
 WD #1289148

JAMES BAYER
 1143 W CEDAR ST
 3-1386

JAMES BAYER
 1143 W CEDAR ST
 3-1386-2

DENISE STARCHER
 1233 W CEDAR ST
 3-1384-1
 TD #2128839