



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Public Hearing Date: June 12, 2018

Common Council Meeting Date: June 20, 2018

Item: Street Renaming – North Wilmer Avenue to North Wilmer Street

Case Manager: David Kress

GENERAL INFORMATION

Location: Generally located south of East Pauline Street and north of East Randall Avenue

Proposed Street Name Change: The proposed change is for the suffix only, from North Wilmer Avenue to North Wilmer Street.

BACKGROUND

In 1998, Common Council approved street renaming procedures and standards, which are being utilized for this proposed street name change. In this case, Plan Commission initiated the street renaming at their May 8, 2018 meeting and directed staff to schedule an informal public hearing on the proposed street name change. The necessary notices were prepared and sent, and this meeting includes the informal public hearing that is required for a street renaming. Plan Commission makes a recommendation to the Common Council who will make the final decision on the street renaming.

As described in an attached memo from Ross Buetow, City Engineer, the current street name – North Wilmer Avenue – is shown on the Replat of Part of Ullman’s Addition, which was recorded in 1947. However, the United States Postal Service has been using North Wilmer Street, and as a result, some residents and online mapping tools (e.g. Google Maps) have done the same. Therefore, the proposed change is for the suffix only and is intended to establish a consistent street name. If approved, an Affidavit of Correction will be the instrument used to record the street name change.

STAFF ANALYSIS

Affected Properties: Notices announcing the informal public hearing were sent to the property owners whose street addresses are subject to change and other nearby property owners, pursuant to the 1998 procedures. According to City data, the following nine properties would be subject to an address change:

Property Owner	Existing Address	Proposed Address
Henry Stichert	1623 North Wilmer Avenue	1623 North Wilmer Street
Chad Hohn and Julie Younker	1631 North Wilmer Avenue	1631 North Wilmer Street
Robin Voigt	1702 North Wilmer Avenue	1702 North Wilmer Street
Annette Vandenheuvel	1703 North Wilmer Avenue	1703 North Wilmer Street
Peter and Jade Hoffmann	1708 North Wilmer Avenue	1708 North Wilmer Street
James and Kathy Van Boxtel	1709 North Wilmer Avenue	1709 North Wilmer Street
Warmbrunn Revocable Trust	1714 North Wilmer Avenue	1714 North Wilmer Street
Susan Gabrielson	1715 North Wilmer Avenue	1715 North Wilmer Street
Luke Chandonais	1721 North Wilmer Avenue	1721 North Wilmer Street

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Street Renaming Criteria: According to the 1998 street renaming standards, if over 50% of the property owners with an affected address object to the street name change, the proposed street renaming shall be automatically denied. Per Section 23-22 of the Municipal Code, owner means a person, individual firm, association, syndicate or partnership that appears on the recorded deed of the lot. At the time of preparing this staff report, no objections have been received from property owners with an affected address.

Also, the proposed street name change appears compatible with the City's street name standards for new streets and Section 17-25(e) of the Municipal Code.

Street Classification: The City's Arterial/Collector Plan Map identifies this portion of right-of-way 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 residential in nature.

North: R-1B Single-Family District. The adjacent land uses to the north are currently single-family residential.

South: R-2 Two-Family District and R-1B Single-Family District. Railroad right-of-way is located south of the subject area.

East: R-1B Single-Family District. The adjacent land uses to the east are currently single-family residential.

West: R-1B Single-Family District. The adjacent land uses to the west are currently single-family residential.

Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future one and two-family residential uses. The proposed street renaming is consistent with the following objective from the *Comprehensive Plan 2010-2030*.

OBJECTIVE 11.2 Intergovernmental Cooperation:

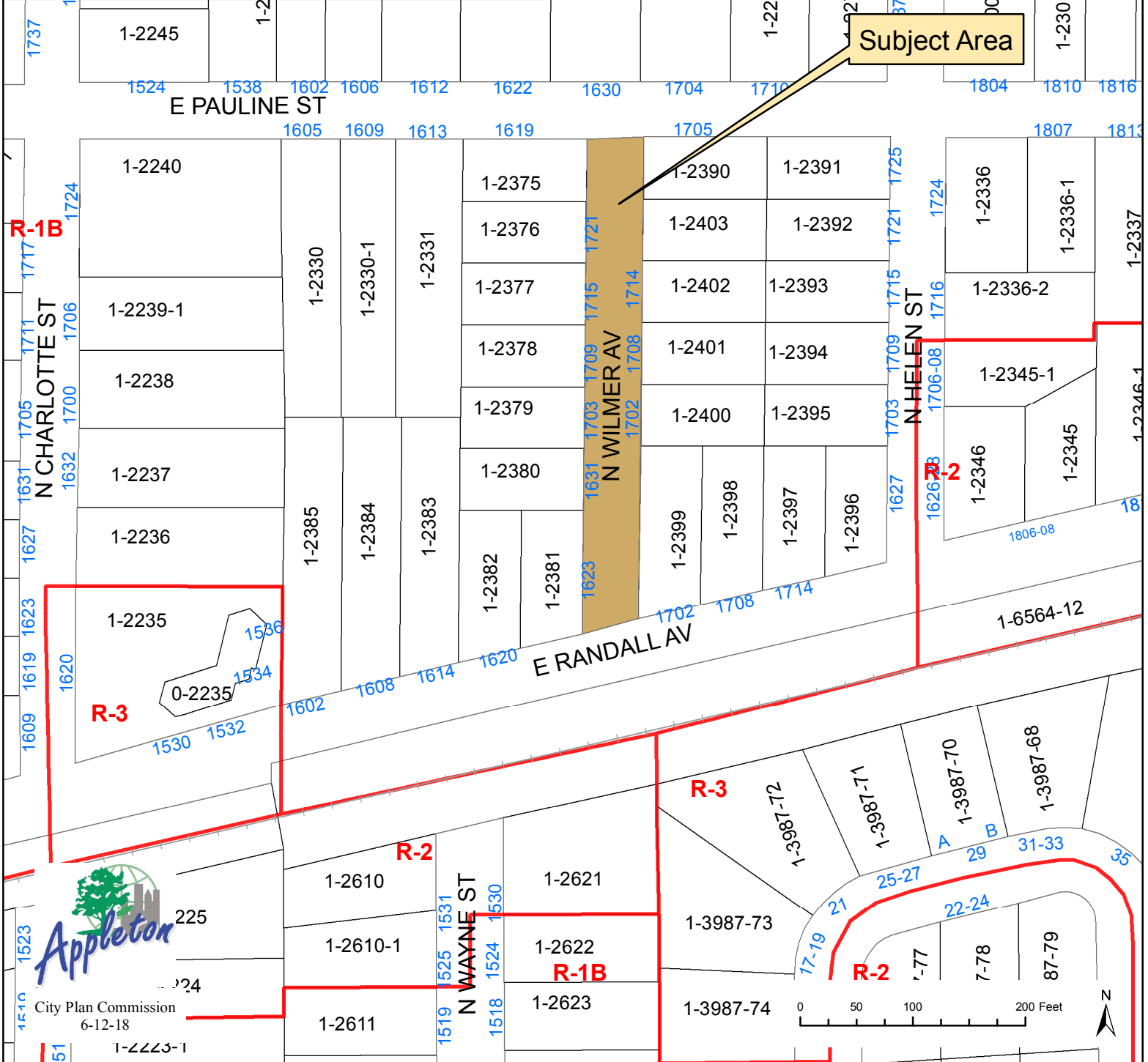
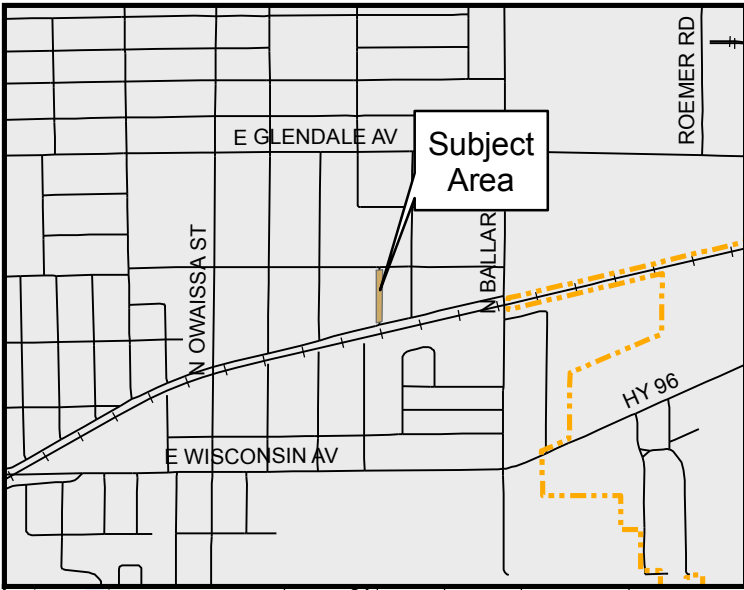
Work with the State of Wisconsin, federal agencies, and other agencies and organizations on issues of concern to the City of Appleton.

Technical Review Group (TRG) Report: This item was discussed at the May 22, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

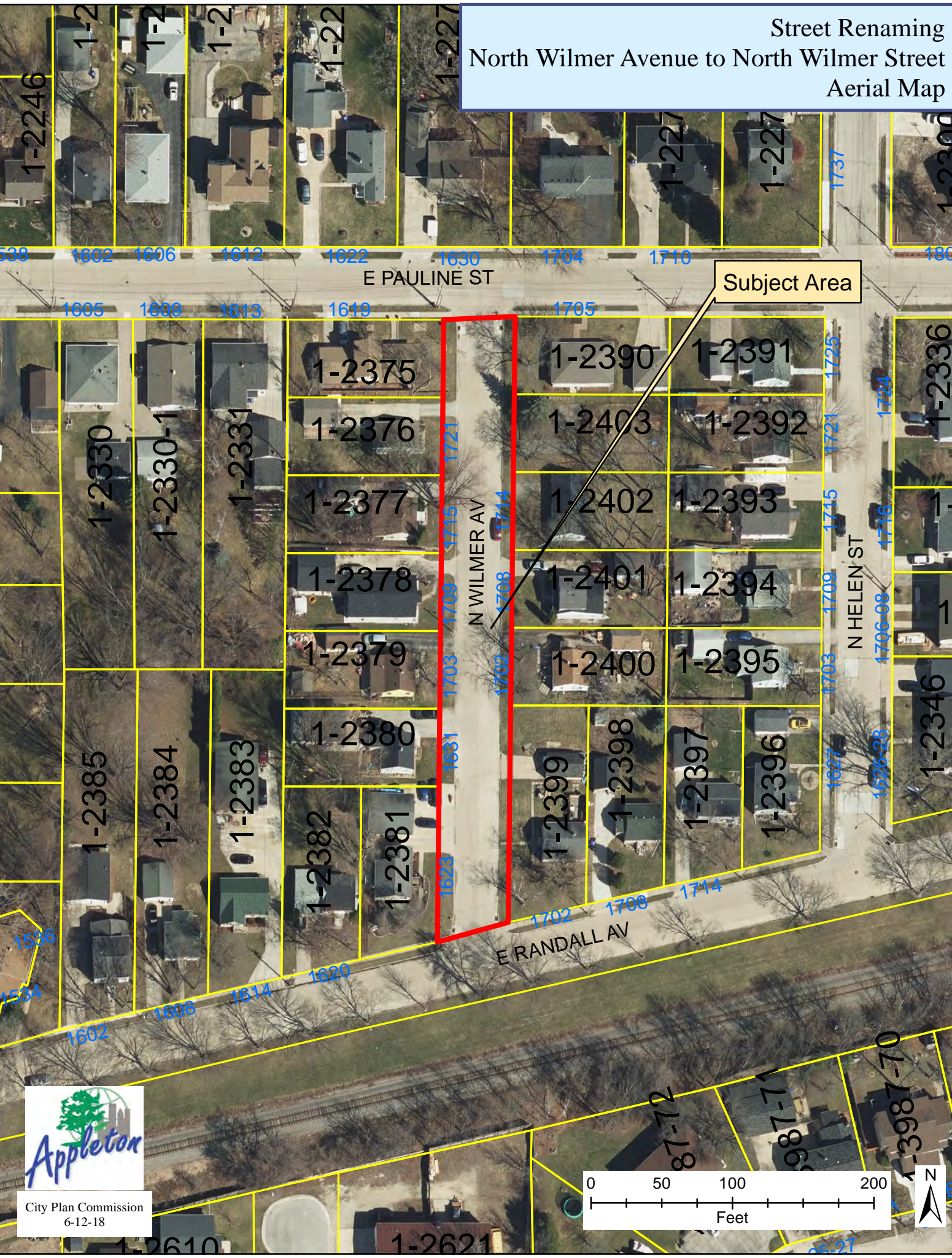
Pending public comments, staff recommends the street renaming, from North Wilmer Avenue to North Wilmer Street, **BE APPROVED**.

Street Renaming North Wilmer Avenue to North Wilmer Street Zoning Map



City Plan Commission
6-12-18

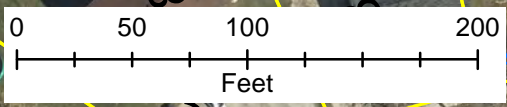
Street Renaming
North Wilmer Avenue to North Wilmer Street
Aerial Map



Subject Area



City Plan Commission
6-12-18





MEMO

TO: Members of the City of Appleton Plan Commission

FROM: Ross Buetow, Deputy Director of Public Works / City Engineer

DATE: April 23, 2018

SUBJECT: **Proposed street name modification (Affidavit of Correction)**

As part of ongoing property records updates by City GIS staff, an issue has been identified related to an officially platted street name that is inconsistent with the name being used by the nine residents of the street and also the U.S. Postal Service. According to the Ullman's Addition Replat, the official name of the street in question is **Wilmer Avenue**, however, the residents and post office have been using **Wilmer Street** since the time this replat was recorded.

After discussing the issue with several City departments, we feel the simplest solution is to prepare an Affidavit of Correction to officially change the street name to **Wilmer Street**. By doing so, the property owners, post office, City of Appleton and emergency responders will all be using a consistent street name moving forward. This solution will also avoid the inconvenience for property owners to officially change their addresses on all of their personal documents and records.

Thank you for your consideration of this request.

(Attachments)

Document Number

AFFIDAVIT OF CORRECTION

Pursuant to s.236.295(1) (a), Wis. Stats., I, Thomas M. Kromm, Wisconsin Professional Land Surveyor, S-2062, hereby certify that the REPLAT OF PART OF ULLMAN'S ADDITION, recorded in Volume 13 of Plats on Pages 14 as Document number 403249, Outagamie County Registry, located in the City of Appleton, Outagamie County, Wisconsin, shows a street name of "N. Wilmer Avenue" between Block 1 and Block 2 of said Plat.

The name of the street shown in the above described Plat shall be changed to "N. WILMER STREET".

A copy of the original document, in part, is attached to this Affidavit and incorporated herein by reference.

Dated this 1st day of February

Signed: Thomas M Kromm
Thomas M. Kromm, City Surveyor

Record and return to:
City of Appleton
City Attorney's Office
100 North Appleton Street
Appleton, WI 54911-4799

State of Wisconsin)

Outagamie County)
Personally came before me this 1st day of Feb., 2018

[Signature]
Notary Public, State of Wisconsin
My commission is/expires: 3/3/20

CITY OF APPLETON APPROVAL:

Approved by the City of Appleton on this _____ day of _____, 2018.

REPLAT 13

PART OF ULLMAN ADDITION, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

DESCRIPTION: LOTS 201, 202, 203, 204, 205, 217, 218, 219, 220 AND 221 ULLMAN'S ADDITION, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

SURVEYORS: I, ROBERT M. CONNELLY, A SURVEYOR OF GRAND CHUTE, WISCONSIN, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND AS SHOWN HEREON, BY DIRECTION OF THE OWNERS AND THAT I HAVE FULLY COMPLIED WITH THE LATEST STATUTES ON PLATING OF THE STATE OF WISCONSIN.

SIGNED: *Robert M. Connelly*
 Notary Public
 My commission expires *July 15, 1948*

STATE OF WISCONSIN)
COUNTY OF GRAND CHUTE)
 I, THE UNDERSIGNED, OWNER OF THE PROPERTY, AS HEREON DESCRIBED, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND TO BE PLATED AS SHOWN.

SIGNED: *Robert M. Connelly*
 Notary Public
 My commission expires *July 15, 1948*

OWNERS CERTIFICATE
 I, THE UNDERSIGNED, OWNER OF THE PROPERTY, AS HEREON DESCRIBED, HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND TO BE PLATED AS SHOWN.

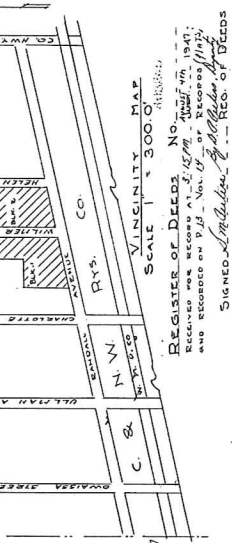
SIGNED: *Robert M. Connelly*
 Notary Public
 My commission expires *July 15, 1948*

STATE OF WISCONSIN)
COUNTY OF GRAND CHUTE)
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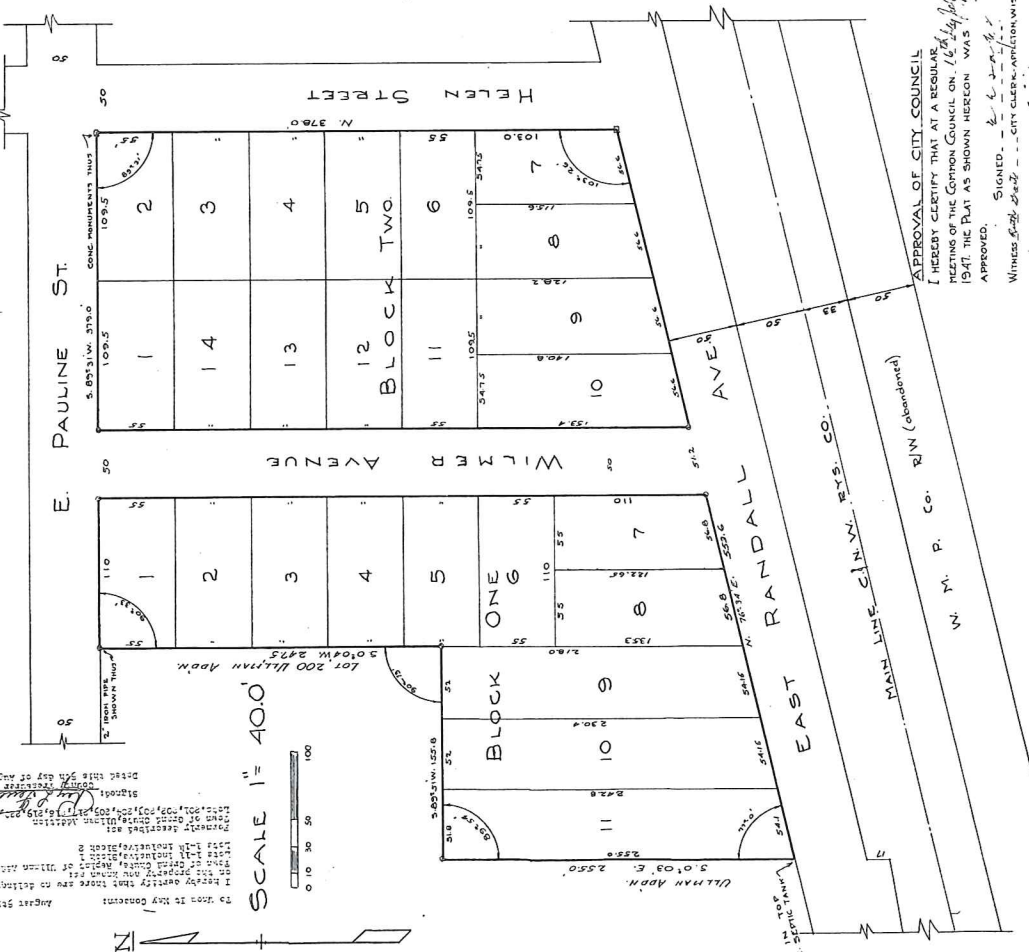
APPROVAL OF TOWN BOARD
 I HEREBY CERTIFY THAT AT A REGULAR MEETING ON *July 17, 1947*, THE TOWN BOARD OF THE TOWN OF GRAND CHUTE DO APPROVE THE PLAT AS SHOWN HEREON.

WITNESSES: *Leola Green* - ... SIGNED - *Mayor*
 OFFICE - ...



REGISTRY OF DEEDS NO. *1579*
 RECORDED IN VOLUME *1579* OF RECORDS
 AND RECORDED IN P. *13* - Vol. *13* OF RECORDS
 SIGNED: *Robert M. Connelly*
 Notary Public

*Unimproved land 16 - 24 to 10 and
 City of Ullman - 1947
 #121177 - 121181*



APPROVAL OF CITY COUNCIL
 I HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL ON *July 17, 1947* THE PLAT AS SHOWN HEREON WAS APPROVED.
 SIGNED: *Leola Green*
 CITY CLERK - APPLICATION