

APPLETON DEVELOPMENT

1033 W. College Avenue, Suite 100, Appleton, WI 54914
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September 12, 2019

City of Appleton
P.O. Box 2519
Appleton, WI 54912

RE: Tax Parcel No. 201 313104400 (owned by Appleton Development)
1023 W. College/Sherwin Williams (owned by Hoff Development)

To Whom It May Concern:

We, as the property owners of the above-described tax parcel and 1023 W. College Avenue request for a curb cut in the middle of this parcel along College Avenue. The ownership group is the same for these two parcels.

You will note that this is a separate lot and is currently being used for parking. This lot is in fact land locked, except for the alley way in the back. Under the normal criteria, it is my understanding that this lot should in fact have its own curb cut along College Avenue.

The purpose of this request is that we are currently involved in discussions with the Sherwin Williams Corporation to extend their lease under a long term basis. One of the requests that Sherwin Williams has is that there is a curb cut in this tax parcel. This will increase their ability to have additional parking and will make that store more commercial friendly. As my partner and I own both Appleton Development and Hoff Development, (which owns 1023 W. College Avenue/Sherwin Williams building) we believe that this will make for the best utilization of both our property at 1023 and 1033 W. College Avenue, as well as the tax parcel set forth above.

As a way of history, Sherwin Williams has been in that location since the late 1950s. Along with the curb cut, there will be substantial modifications to the building. This is a valued commercial tenant in the gateway to the downtown of the City of Appleton. This will provide a win/win situation for the City as it will increase the tax basis and will be positive for the commercial development for the City of Appleton.

We ask that you consider allowing this curb cut. We would be more than happy to discuss with you the overall plans of the remodel of the Sherwin Williams building and the positive impact on the City. Thank you for your time and attention to this matter.

Very truly yours,

APPLETON DEVELOPMENT, LLC/HOFF DEVELOPMENT

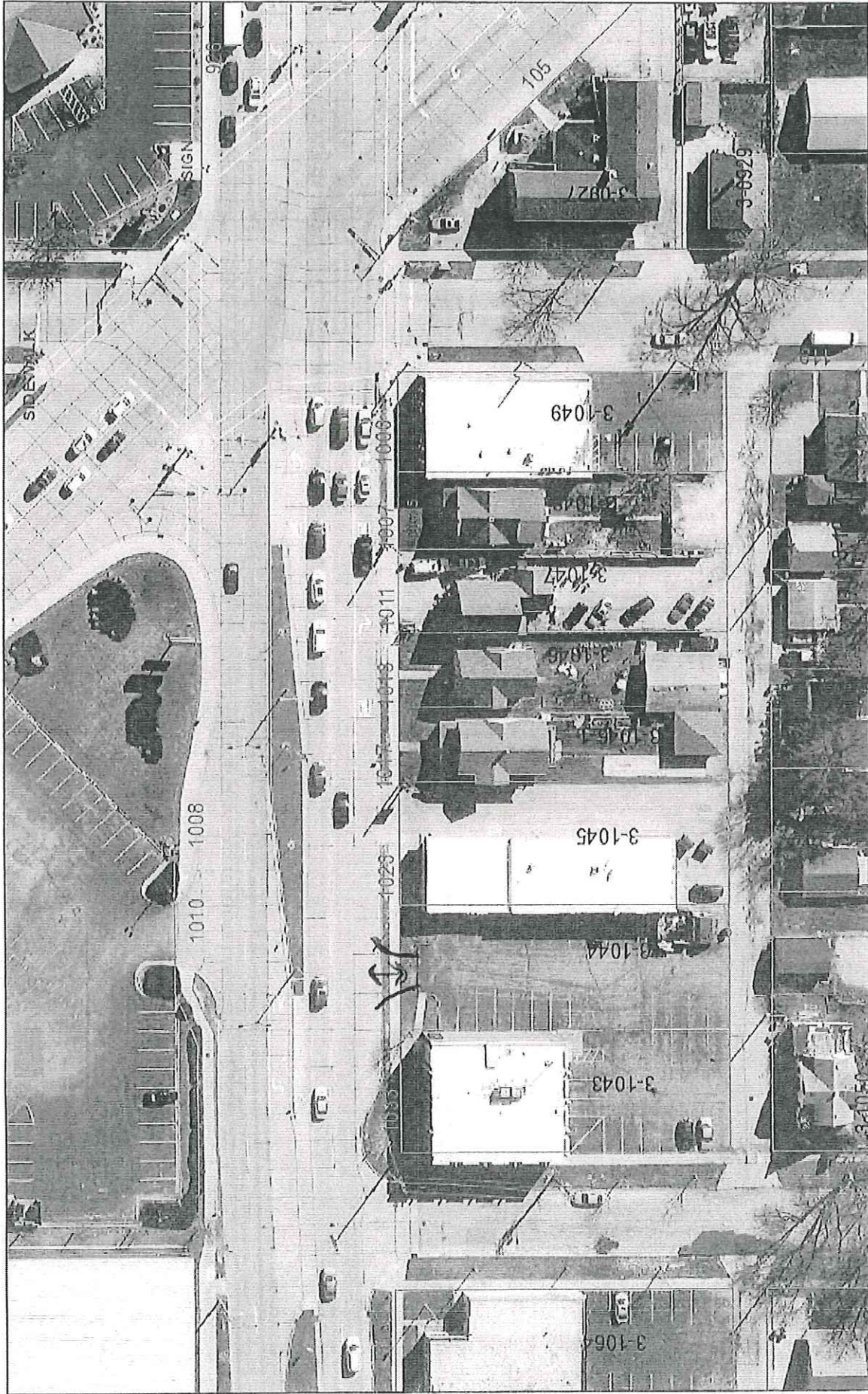


Daniel J. Hoff



Alan S. Hoff

ArcGIS Web Map



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City Parcels

Easements



"...meeting community needs...enhancing quality of life."

DEPARTMENT OF PUBLIC WORKS
Engineering Division
100 North Appleton Street
Appleton, WI 54911
(920) 832-6474
FAX (920) 832-6489

Approved by Public Safety Committee
June 9, 1998

CITY OF APPLETON ACCESS CONTROL FOR ARTERIAL/COLLECTOR STREETS POLICY

GENERAL

1. Calumet County, Outagamie County and Winnebago County have access control policies for their County Trunk Highway Systems.
2. These access control guidelines pertain to the arterial/collector streets, designated on Appleton's Arterial Development Plan, that are not covered under the county policies.
3. Existing points of access may be continued after the adoption of this policy until a land use change occurs.
4. A review of driveways to a parcel will be done for all land use changes where a site plan review process is required.
5. New driveways and street access points along arterials will be reviewed on a case-by-case basis using the following guidelines.

ACCESS CONTROL GUIDELINES

1. One driveway will be permitted for each parcel of land. Whenever possible, driveways shall be granted on the minor street instead of the arterial/collector street on parcels having multiple frontage.
2. When parcel size permits, driveways should be at least 100 feet from an intersection, at least 200 feet from a signalized intersection and at least 500 feet from an interchange ramp.

3. Street access points should be spaced at intervals of at least 600 feet on arterial streets only.
4. The design of driveways and street access points shall provide for adequate sight distance, width, turning radii, etc.
5. Consideration should be given to the alignment of the proposed driveway or street access point with regards to driveways or street access points across the street.
6. Center lines of cross streets shall be continuous, no jogs.

COLLEGE AVENUE CURB CUTS (Municipal Services Committee August 8, 1990)

Resolution #84-R-90 – Rosecky. Be It Resolved, that no curb cuts be allowed on College Avenue between Badger Avenue and Linwood Avenue unless approved by the Municipal Services Committee and the Common Council.