



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: January 12, 2022

Common Council Meeting Date: January 19, 2022

Item: Dedication of Public Right-of-Way for Spartan Drive

Case Manager: Jessica Titel, Principal Planner

GENERAL INFORMATION

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

Location: The subject property is located west of North Meade Street, connecting existing East Spartan Drive right-of-way to the west and east (part of Tax Id #31-6-6100-62).

Petitioner's Request: The applicant is requesting a dedication of land for public right-of-way for Spartan Drive.

BACKGROUND

On March 5, 2008, Common Council adopted Ordinance 51-08, which amended the City's Official Map to officially map the location of an east-west roadway to be known as Spartan Drive.

On November 3, 2021, the Common Council adopted the Spartan Drive (Right-of-Way) Annexation Ordinance. The property was officially annexed to the City on November 9, 2021 at 12:01 a.m.

The owner/applicant has submitted a Certified Survey Map (CSM) to create one outlot and dedicate the subject area for public roadway purposes. A future stormwater pond is anticipated on Outlot 1. The CSM, currently under review, is subject to the acceptance of the public right-of-way dedication by Plan Commission and Common Council.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 98,888 square feet (2.2701 acres) of land is included in the proposed right-of-way dedication. The right-of-way width for this portion of Spartan Drive will be 70 feet wide. The right-of-way widens out on the east end of the subject area to accommodate a drainage structure that is anticipated in this area.

Street Classification: Spartan Drive is classified as a collector street on the City's Arterial/Collector Plan.

Official Street Map: The proposed right-of-way dedication is generally consistent with the City of Appleton Official Street Map.

Street Dedication – Spartan Drive

January 12, 2022

Page 2

Surrounding Zoning Classification and Land Uses:

North: Town of Grand Chute. The adjacent land use to the north is currently agriculture.

South: P-I Public Institutional District & Town of Grand Chute. The adjacent land use to the south is currently agriculture and planned for a future City-owned stormwater management facility.

East: P-I Public Institutional District. The adjacent land use to the east is currently undeveloped and planned for a future City-owned stormwater management facility.

West: R-1B Single-Family District. The adjacent land use to the west is currently single-family residential (Clearwater Creek Subdivision).

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 future construction of a street is consistent with the Future Land Use Map, which identifies the location of officially mapped Spartan Drive. Listed below are related excerpts from the City's *Comprehensive Plan 2010-2030*.

Goal 4 – Transportation

Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

OBJECTIVE 6.1 Transportation:

Plan for the safe and efficient movement of vehicles on local and regional roads.

OBJECTIVE 6.8 Transportation:

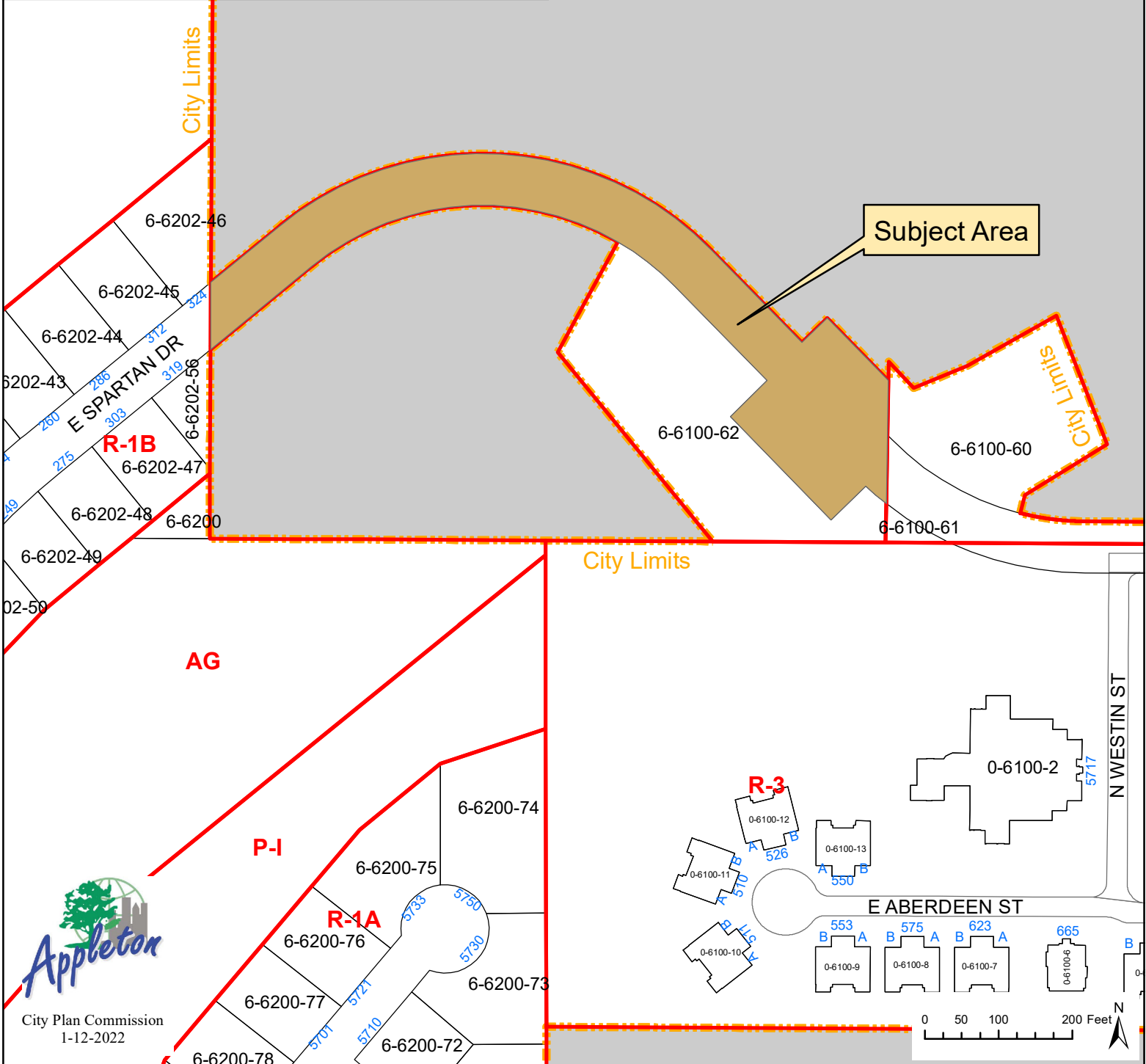
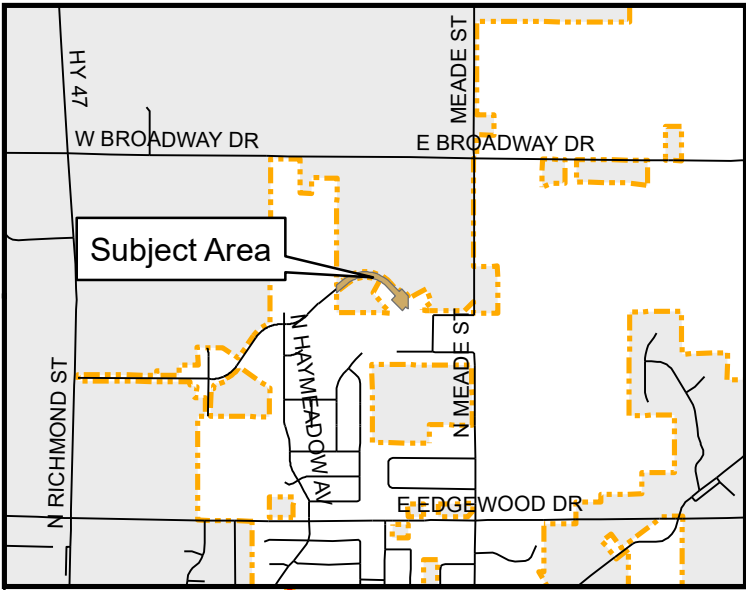
Implement transportation improvements which also support the City's desired land use, housing and neighborhood goals, objectives, and policies.

Technical Review Group (TRG) Report: This item was placed on the December 21, 2021 Technical Review Group agenda. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends the dedication of land for public right-of-way for Spartan Drive, as shown on the attached maps, **BE APPROVED**.

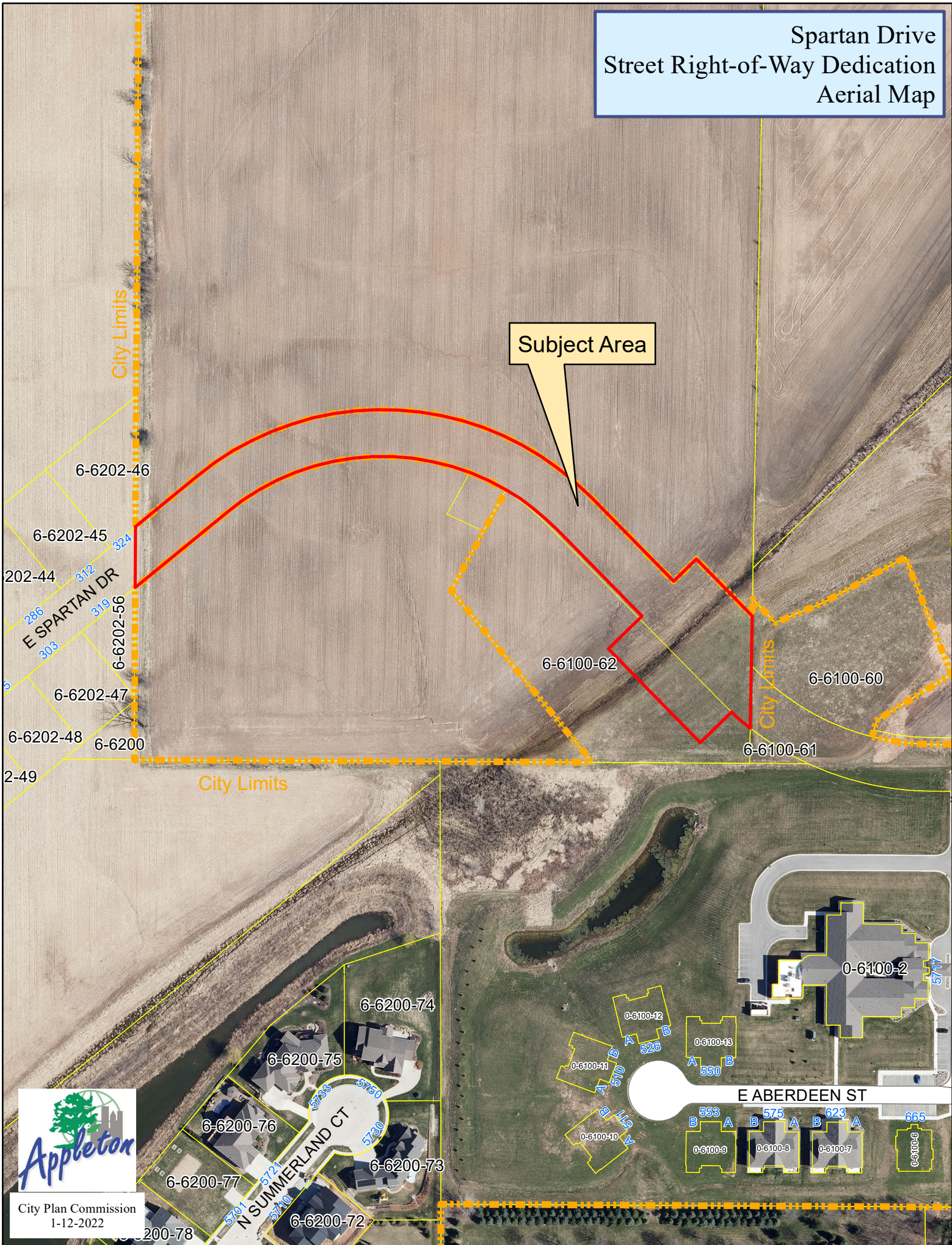
Spartan Drive Street Right-of-Way Dedication Zoning Map



City Plan Commission
1-12-2022

Spartan Drive Street Right-of-Way Dedication Aerial Map

Subject Area



City Plan Commission
1-12-2022

CERTIFIED SURVEY MAP NO. _____

Part of Lot 1 of Certified Survey Map No. 4027 filed in Volume 22 of Certified Survey Maps on Page 4027 as Document No.1402877, located in the South ½ of the Fractional Northeast ¼ of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE:

Part of Lot 1 of Certified Survey Map No. 4027 filed in Volume 22 of Certified Survey Maps on Page 4027 as Document No.1402877, located in the South ½ of the Fractional Northeast ¼ of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 3.9468 Acres (171,926 sq. ft.) of land and being described by:

SHEET 2 OF 3

Commencing at the East ¼ corner of said Section 2;
Thence North 89°40'21" West 839.03 feet coincident with the South line of the Fractional NE ¼ of said Section 2 to the point of beginning;
Thence continue North 89°40'21" West 234.71 feet along the South line of the Fractional NE ¼ of said Section 2;
Thence North 39°21'44" West 331.88 feet;
Thence North 28°42'55" East 170.75 feet;
Thence Westerly 443.68 feet along the arc of a curve to the left having a radius of 365.00 feet and the chord of which bears South 85°27'40" West 416.86 feet;
Thence South 50°38'16" West 177.69 feet;
Thence North 00°19'45" East 90.97 feet;
Thence North 50°38'16" East 119.60 feet;
Thence Easterly 644.99 feet along the arc of a curve to the right having a radius of 435.00 feet and the chord of which bears South 86°53'06" East 587.51 feet;
Thence South 44°24'28" East 175.81 feet;
Thence North 45°35'32" East 47.78 feet;
Thence South 44°24'28" East 119.08 feet;
Thence South 01°03'01" West 219.70 feet to the point of beginning.
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 8th day of December, 2021.

Thomas M Kromm

Wisconsin Professional Land Surveyor: Thomas M. Kromm



This Certified Survey Map is all of tax parcel 31-6-6100-62.
This Certified Survey Map is Zoned AG.

This Certified Survey Map is contained within the property described in the following recorded instrument:
Document No.2244630.

The property owner of record is the City of Appleton.

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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

SHEET 3 OF 3

Jacob A. Woodford, Mayor Date

Kami Lynch, City Clerk Date

STATE OF WISCONSIN)
) SS
OUTAGAMIE COUNTY)

Personally came before me on this ____ day of _____, 2021, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary

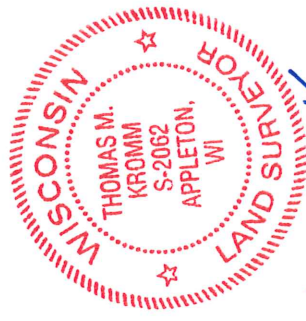
My commission expires _____

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 Treasurer Date
Anthony D. Saucerman

County Treasurer Date
Trenton Woelfel



Thomas M Kromm
12/8/2021

CITY OF APPLETON APPROVAL:

Approved by the City of Appleton on this ____ day of _____, 2021.

Jacob A. Woodford, Mayor Date

Kami Lynch, City Clerk Date