



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** June 9, 2021

**Common Council Meeting Date:** June 16, 2021

**Item:** Dedication of Public Right-of-Way for Lawrence Street

**Case Manager:** David Kress, Principal Planner

### **GENERAL INFORMATION**

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**Owner:** YMCA of the Fox Cities c/o William Breider

**Applicant:** Westwood c/o Jared Stoddard

**Location:** Generally located east of the intersection of Oneida Street and Lawrence Street (part of parcel #31-2-0052-00)

**Petitioner's Request:** The applicant is requesting a dedication of land for public right-of-way for Lawrence Street.

### **BACKGROUND**

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The subject area is located on the block bound by Oneida Street, Lawrence Street, Morrison Street, and Soldiers Square. In 1996, the property was sold from the City of Appleton to the YMCA, and Certified Survey Map No. 2585 was recorded to combine lots with a vacated portion of Lawrence Street. The 1996 agreement that transferred the existing parking ramp from the City to the YMCA contained restrictive covenants. On October 21, 2020, Common Council approved a resolution waiving certain restrictive covenants concerning redevelopment of the property.

The YMCA of the Fox Cities owns and operates an existing parking ramp on the subject site. The existing parking ramp was built in 1967. The applicant proposes to demolish the existing parking ramp and construct a new, standalone parking ramp on the subject site. On January 20, 2021, Common Council approved Special Use Permit #7-20 for the new parking ramp.

A Certified Survey Map (CSM) was recently submitted to establish property boundaries for the parking ramp project and dedicate the subject area for public roadway purposes. The Downtown Appleton Mobility Plan includes recommendations for future reconstruction of Lawrence Street and identifies a need for additional right-of-way near the subject area. The proposed right-of-way dedication would provide for a straightened and widened Lawrence Street cross section. CSMs are reviewed and administratively approved by City staff. 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**

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**Public Right-of-Way Dedication:** Approximately 10,759 square feet of land is included in the proposed right-of-way dedication. This includes part of parcel #31-2-0052-00. As shown on the attached exhibit map, the right-of-way for Lawrence Street would be straightened to align with blocks to the east and west.

## Street Dedication – Lawrence Street

June 9, 2021

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**Street Classification:** The City’s Arterial/Collector Plan Map identifies this portion of Lawrence Street as a collector street.

**Surrounding Zoning Classification and Land Uses:** The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are generally commercial and institutional in nature.

North: CBD Central Business District. The existing YMCA parking ramp is located north of the subject area.

South: CBD Central Business District. The adjacent land uses to the south are currently institutional (Mosaic Family Health) and vacant land.

East: CBD Central Business District. Existing Lawrence Street right-of-way is immediately east of the subject area, and the adjacent land use is institutional (YMCA of the Fox Cities facility).

West: CBD Central Business District. Existing Lawrence Street right-of-way is immediately west of the subject area, and the adjacent land use is commercial.

**Comprehensive Plan 2010-2030:** The City of Appleton *Comprehensive Plan 2010-2030* identifies this area as future Central Business District designation. The proposed public right-of-way dedication is consistent with the following excerpts from the *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 6.9 Transportation:*

*Implement the transportation-related recommendations contained within related plans.*

*Policy 6.9.2 Implement the recommendations of the 2016 Downtown Mobility Study.*

**Technical Review Group (TRG) Report:** This item appeared on the May 18, 2021 TRG agenda. No negative comments were received from participating departments.

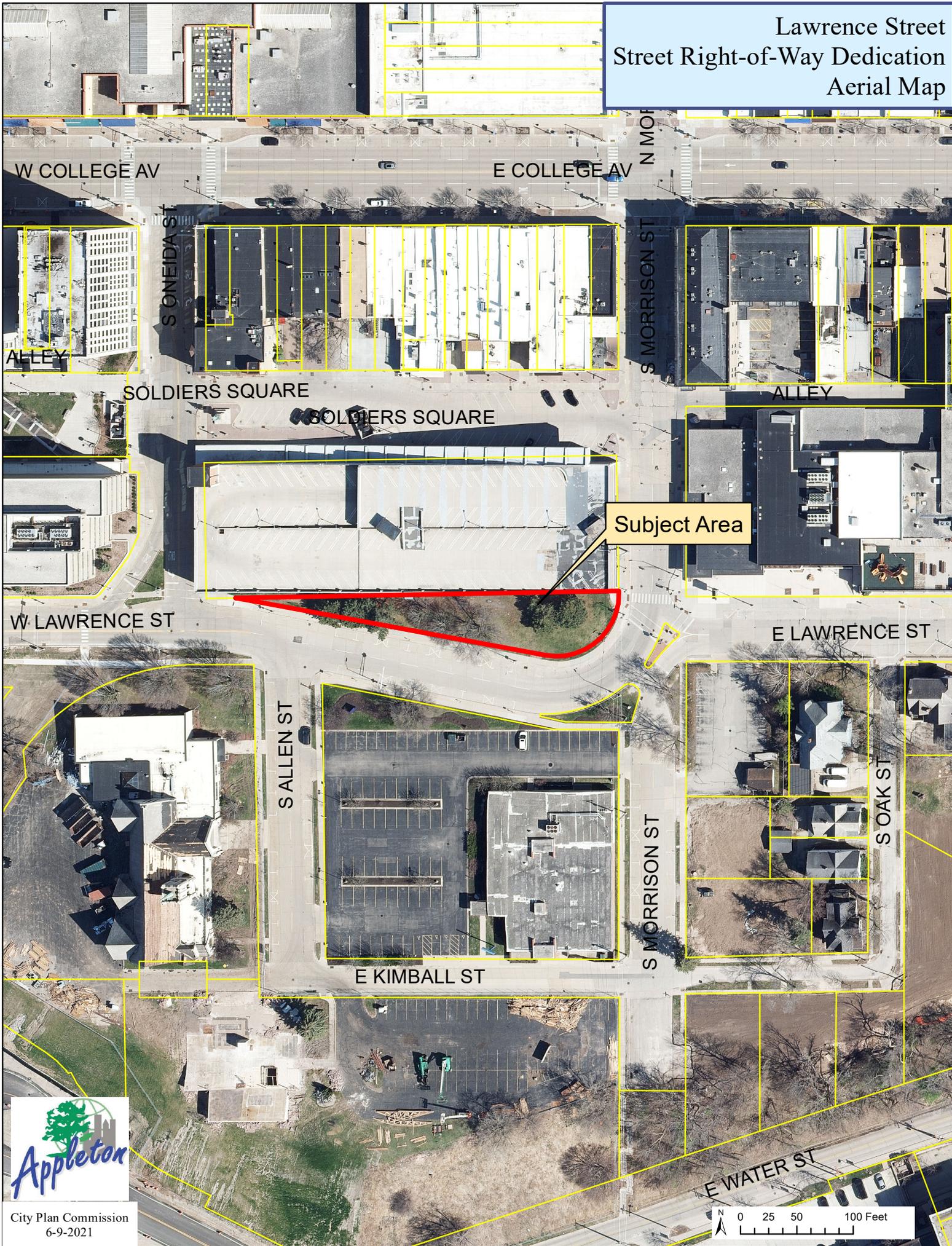
## **RECOMMENDATION**

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



Lawrence Street  
Street Right-of-Way Dedication  
Aerial Map



W COLLEGE AV

E COLLEGE AV

N MORRISON ST

ALLEY

S ONEIDA ST

S MORRISON ST

SOLDIERS SQUARE

SOLDIERS SQUARE

ALLEY

Subject Area

W LAWRENCE ST

E LAWRENCE ST

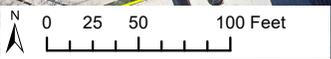
SALLEN ST

S MORRISON ST

S OAK ST

E KIMBALL ST

E WATER ST

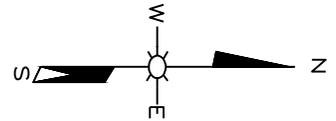
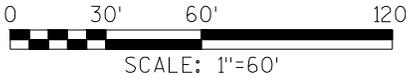


# CERTIFIED SURVEY MAP NUMBER

BEING ALL OF LOT 1 OF OUTAGAMIE COUNTY CERTIFIED SURVEY MAP 2585, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 26, T21N, R17E, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

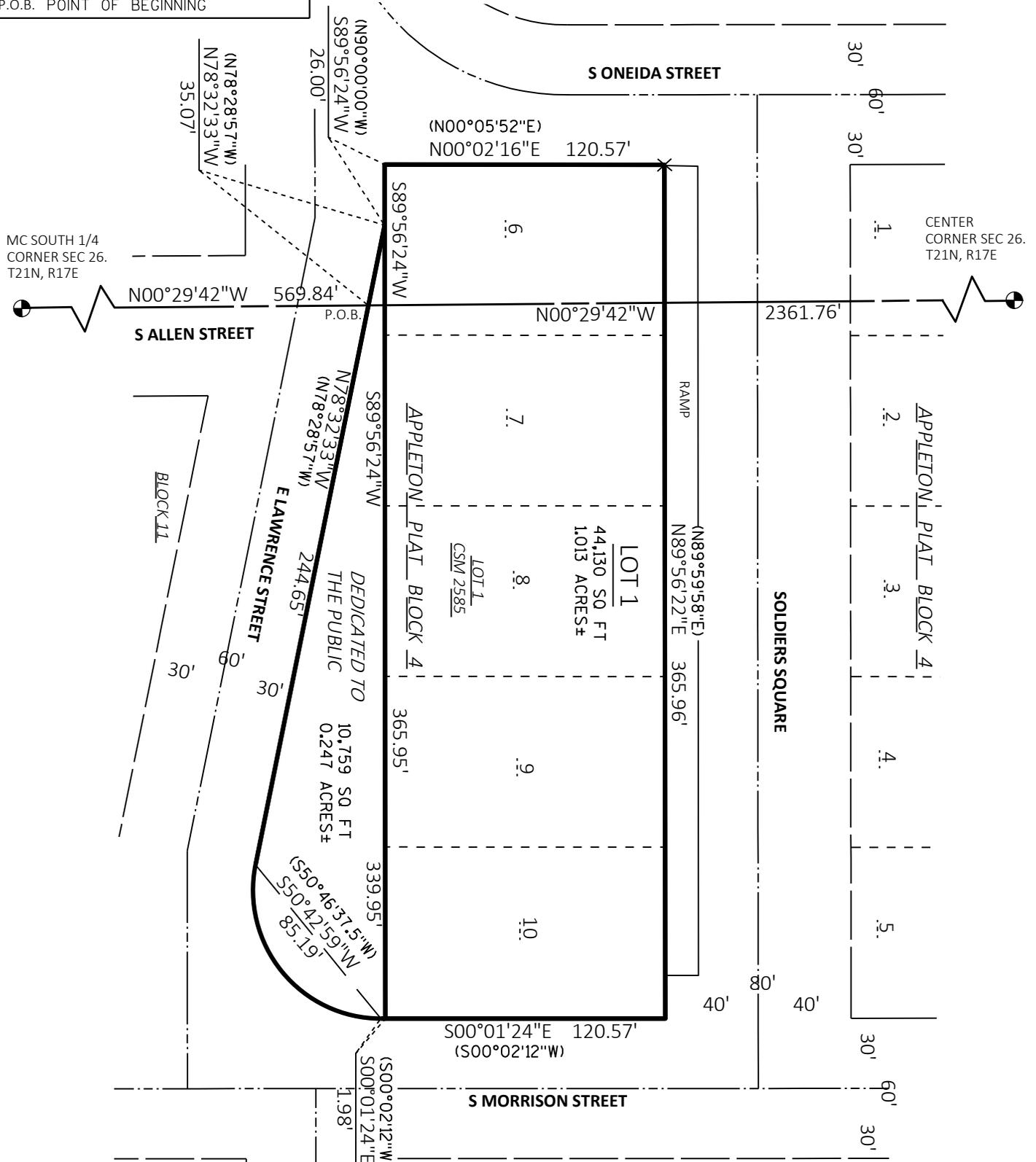
NORTH IS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM FOR OUTAGAMIE COUNTY.

- ⊙ OUTAGAMIE COUNTY SECTION CORNER MONUMENT
- × CHISELED "X" FOUND
- ⊘ 1 1/4" x 30" STEEL REBAR SET WEIGHING 4.303 LBS./LINEAL FT.
- ⊘ 3/4" x 24" STEEL REBAR SET WEIGHING 1.502 LBS./LIN. FT.
- ( ) RECORDED AS INFORMATION
- P.O.B. POINT OF BEGINNING



CURVE DATA TABLE

CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
101°48'	55.01'	97.44'	85.19'	S50°42'59"W



DATE 4/16/2021	DIRECTORY NO.
PROJECT NO. 3001128	DRAFTED BY JLS
SHEET 1 OF 3	DRAWING NAME YMCA-RAMPPRW

SURVEY FOR: YMCA OF APPLETON  
218 E LAWRENCE ST  
APPLETON, WI 54911

**Westwood**  
 Phone (920) 735-6900 One Systems Drive  
 Fax (920) 830-6100 Appleton, WI 54914-1654  
 TollFree (800) 571-6677 westwoodps.com  
 Westwood Professional Services

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## SURVEYOR'S CERTIFICATE:

I PAUL D. NORDWIG, STATE OF WISCONSIN PROFESSIONAL LAND SURVEYOR S-2784, DO HEREBY CERTIFY THAT BY THE ORDERS OF THE OWNER, I HAVE MADE A SURVEY OF A PARCEL OF LAND BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP 2585, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 26, T21N, R17E, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER MEANDER CORNER OF SAID SECTION 26;  
THENCE N00°29'42"E ALONG WEST LINE OF SOUTHEAST QUARTER A DISTANCE OF 569.84' TO THE POINT OF BEGINNING.

THENCE CONTINUING N78°32'33"W (RECORDED AS N78°28'57"W) A DISTANCE OF 35.07 FEET;  
THENCE S89°56'24"W (RECORDED AS N90°00'00"W) COINCIDENT WITH SOUTH LINE OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 26.00 FEET;  
THENCE N00°02'16"E (RECORDED AS N00°05'52"E) COINCIDENT WITH WEST LINE OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 120.57 FEET;  
THENCE N89°56'22"E (RECORDED AS N89°59'58"E) COINCIDENT WITH NORTH LINE OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 365.96 FEET;  
THENCE S00°01'24"E (RECORDED AS S00°02'12"W) COINCIDENT WITH EAST LINE OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 122.55 FEET;  
THENCE SOUTHWESTERLY COINCIDENT WITH SAID CERTIFIED SURVEY MAP 97.44 FEET COINCIDENT WITH ARC OF CURVE HAVING A RADIUS OF 55.01 FEET AND MEASURED WITH COINCIDENT WITH A CORD BEARING S50°42'59"W (RECORDED AS S50°46'35.7"W) A DISTANCE OF 85.19 FEET;  
THENCE N78°32'33"W (RECORDED AS N78°32'33"W) COINCIDENT WITH SOUTHERLY LINE OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 244.65' TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.26 ACRES (54,889 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

THAT I HAVE MADE SURVEY AND LAND DIVISION UNDER THE DIRECTION OF THE OWNER OF SAID LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF APPLETON AND OUTAGAMIE COUNTY IN SURVEYING, DIVIDING, MAPPING AND DEDICATION OF SAID LANDS

THAT THIS IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEROF.

\_\_\_\_\_  
PAUL D. NORDWIG P.L.S. NO. S-2784

\_\_\_\_\_  
DATE

## RECORDED INSTRUMENTS:

THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCELS 31-2-0025 WITH THE OWNER OF RECORD BEING YMCA OF APPLETON IN DOCUMENT NO. 1194192.

## NOTES:

- 1) SUBJECT PROPERTY IS CURRENTLY ZONED CBD CENTRAL BUSINESS DISTRICT
- 2) ALL ADJOINING PROPERTIES ARE ZONED CBD CENTRAL BUSINESS DISTRICT

DATE 4/16/2021	DIRECTORY NO. -----
PROJECT NO. 3001128	DRAFTED BY JLS
SHEET 2 OF 3	DRAWING NAME YMCA-RAMPPRW

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**OWNER'S CERTIFICATE:**

YMCA OF APPLETON DOES HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED ALL AS SHOWN AND REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS CSM IS REQUIRED BY S. 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF APPLETON

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

**STATE OF WISCONSIN:**

SS

**OUTAGAMIE COUNTY:**

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE ABOVE NAMED TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_  
NOTARY PUBLIC COUNTY, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_

**TREASURER'S CERTIFICATE:**

WE HEREBY CERTIFY THAT THERE ARE NO UNREDEEMED TAX SALES, NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS CERTIFIED SURVEY MAP.

\_\_\_\_\_  
CITY TREASURER

\_\_\_\_\_  
DATED

\_\_\_\_\_  
COUNTY TREASURER

\_\_\_\_\_  
DATED

**CITY OF APPLETON APPROVAL:**

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE CITY OF APPLETON.

\_\_\_\_\_  
MAYOR DATED

\_\_\_\_\_  
CITY CLERK DATED

DATE 4/16/2021	DIRECTORY NO. -----
PROJECT NO. 3001128	DRAFTED BY JLS
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