



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Meeting Date: September 12, 2016

Common Council Meeting Date: September 21, 2016

Item: Dedication of Public Right-of-Way for Meade Street and Spartan Drive

Case Manager: David Kress

GENERAL INFORMATION

Owner: Clearwater Creek Development, LLC

Applicant: Primrose Retirement Communities, c/o Corey Sauerwein

Location: Generally located west of North Meade Street and south of East Broadway Drive (part of Tax Id #31-6-6100-50)

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

BACKGROUND

Common Council approved an amendment to the Official Map, which included Spartan Drive, on February 20, 2008. Placement of streets on the Official Map reserves those locations for street purposes and acts as an advisory to be taken into consideration when development occurs.

Comprehensive Plan Future Land Use Map Amendment #2-16, Rezoning #4-16, and Special Use Permit #3-16, all for parcel #31-6-6100-50, were approved by Common Council on June 15, 2016. Each of these items related to the applicant's proposed senior living project.

The owner/applicant has submitted a Certified Survey Map (CSM) to create a lot and dedicate the subject area for public roadway purposes. 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 1.261 acres (54,934 square feet) of land is included in the proposed right-of-way dedication. This includes a western portion of existing Meade Street (40 feet wide) and a southern portion of future Spartan Drive (40 feet wide), as well as a vision corner for the future intersection. The remaining portion of each street will be dedicated as future land division and development occurs.

Street Classification: Meade Street will be dedicated as an arterial street, and Spartan Drive will be dedicated as a collector street.

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

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Surrounding Zoning Classification and Land Uses:

North: Town of Grand Chute. The adjacent land uses to the north are currently a mix of single-family residential and agricultural uses.

South: Town of Grand Chute. The adjacent land uses to the south are currently single-family residential.

East: Town of Grand Chute. The adjacent land use to the east is currently a public park (Plamann Park).

West: R-3 Multi-Family District. The adjacent land uses to the west are currently a mix of single-family residential and agricultural uses.

Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies future Spartan Drive as an officially mapped road. It identifies this area for future multi-family residential and one and two-family residential uses. The proposed public right-of-way dedication is consistent with the following goal of the *Comprehensive Plan 2010-2030*.

Goal 4 – Transportation

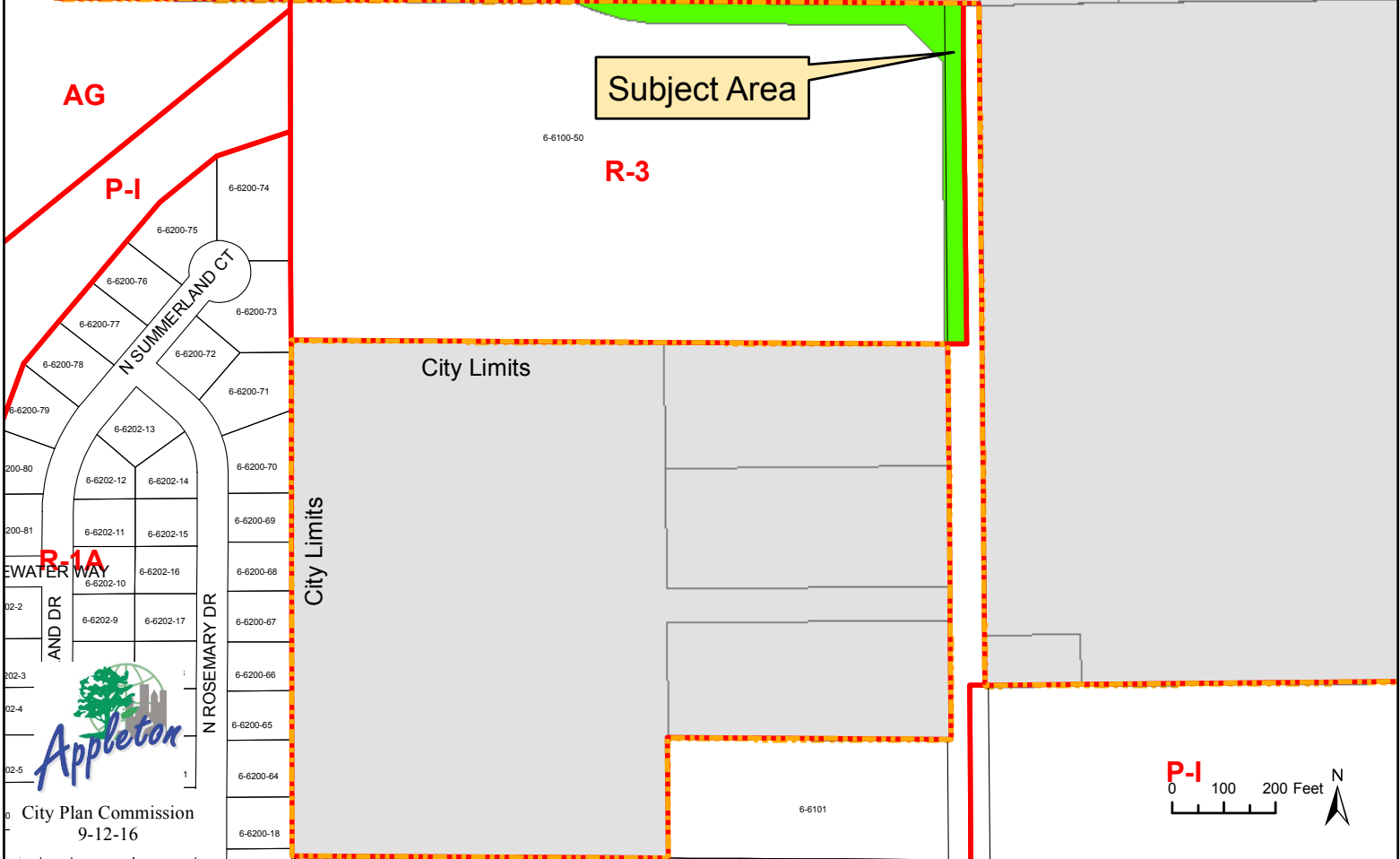
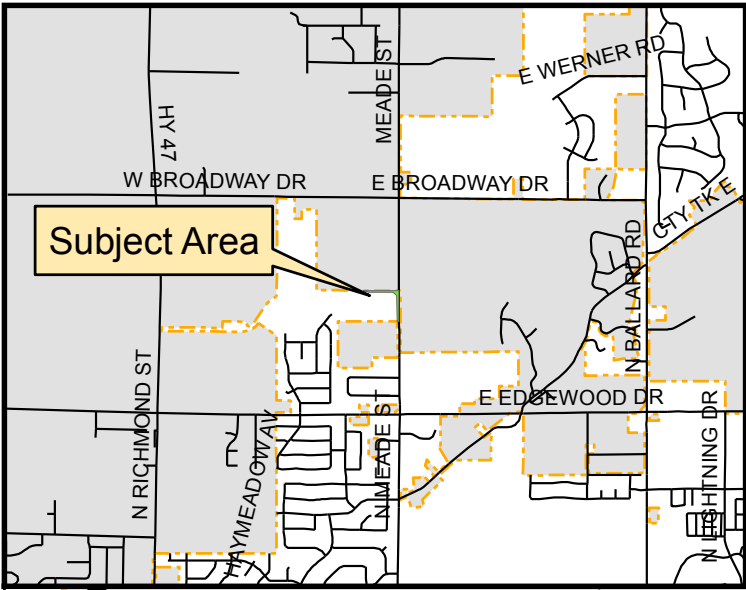
Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

Technical Review Group (TRG) Report: This item was discussed at the August 23, 2016 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

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

Spartan Drive and Meade Street Street Dedication Zoning/Vicinity Map





SPARTAN DR

N MEADE ST

Area to be dedicated

6-6100-50

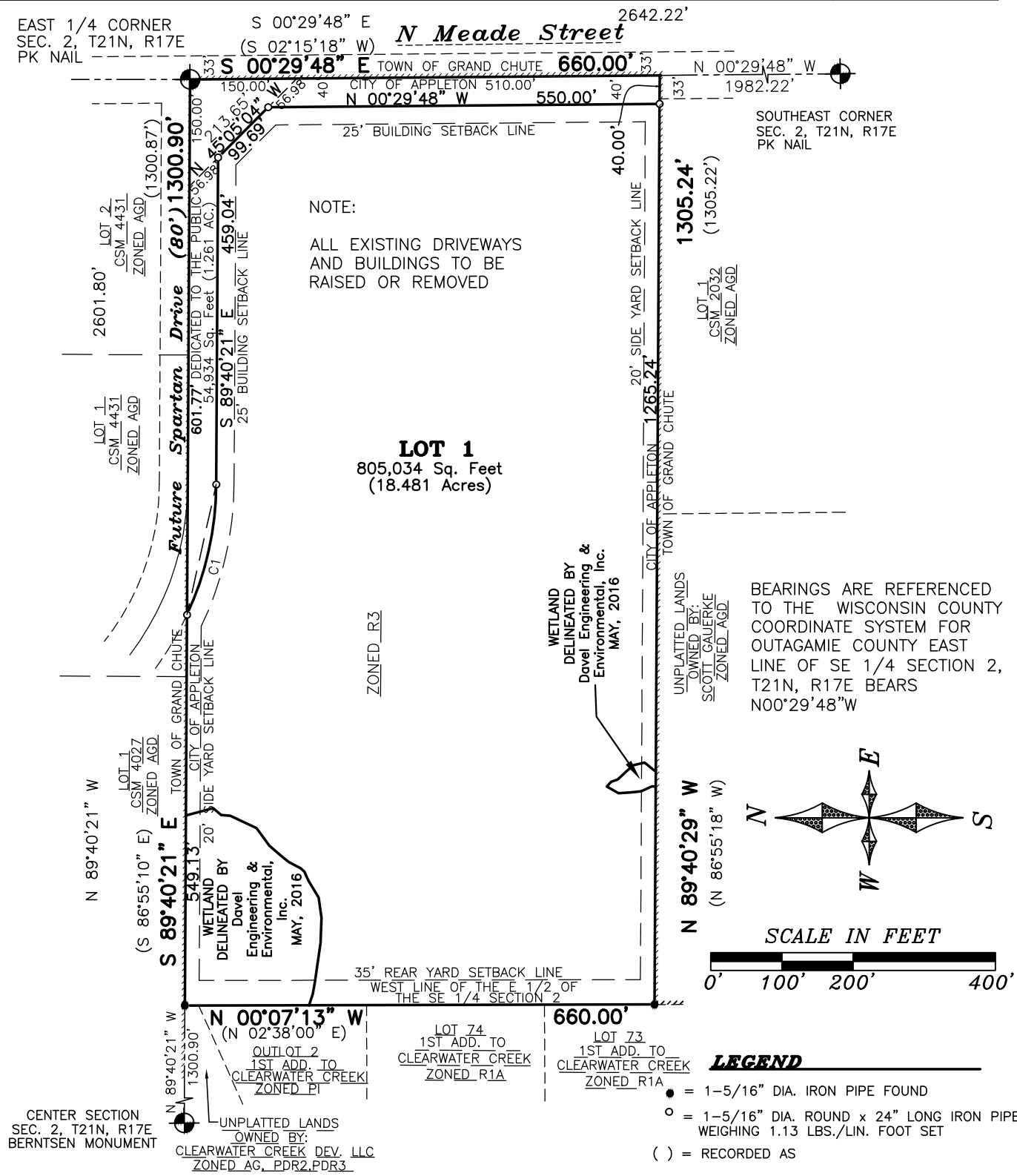


CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 EAST,
CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

CURVE DATA TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	24°37'14"	S77°21'44"E	440.00'	189.07'	187.62'	S65°03'07" E	S 89°40'21"E



PREPARED FOR:
CLEARWATER CREEK DEVELOPMENT LLC
1718 VANZEELAND CT
LITTLE CHUTE, WI 54140

SCHULER & ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
2711 N. MASON ST., SUITE F, APPLETON, WI 54914

L-16-4428
SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

CORPORATE OWNER'S CERTIFICATE:

APPLETON RETIREMENT LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHERE OF, APPLETON RETIREMENT LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____ AT _____,

WISCONSIN, ON THIS _____ DAY OF _____, 2016.

STATE OF WISCONSIN)

ss.
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, _____, OF APPLETON RETIREMENT LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____, OF THE ABOVE NAMED LIMITED LIABILITY COMPANY AND ACKNOWLEDGE THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE:

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF APPLETON RETIREMENT LLC, OWNER.

IN WITNESS WHEREOF, THE SAID _____, HAS CUASED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, AND COUNTERSIGNED BY _____, ITS _____ AT,

_____, WISCONSIN, THIS _____ DAY OF _____, 2016

STATE OF WISCONSIN)

ss.
_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016

_____, _____, AND _____,

_____ OF THE ABOVE NAMED CORPPORATION, TO ME KNOWN TO BE THE PERSONS WHO EECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ AND _____ OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY PUBLIC, _____, WISCONSIN

MY COMMISSION EXPIRES _____