



REPORT TO CITY PLAN COMMISSION

Plan Commission Informal Hearing Meeting Date: January 8, 2019

Common Council Public Hearing Meeting Date: February 6, 2019
(Public Hearing on Official Map Amendment)

Item: Official Map Amendment to identify future extensions of N. Kurey Drive and E. Werner Road

Case Manager: Jessica Titel

GENERAL INFORMATION

Owners: Matthew Schlueter, Kurey Ridge, LLC, Kurey Brothers Partnership, Ronald Kurey, et al and George & Sharon Nemecek (Town of Center)

Applicant: City of Appleton Department of Public Works

Address/Parcel: Future Kurey Drive and Future Werner Road (part of Tax Id #'s 31-1-9310-19, 31-1-9310-7, 31-1-9310-6, 31-1-9310-18, 31-1-9310-17, 31-1-9310-5, 31-1-9310-2, 31-1-9310-4, 31-1-9310-13, 31-1-9310-14, 31-1-9310-16 and 040099301 [within the Town of Center])

Petitioner's Request: The applicant is requesting to amend the City of Appleton Official Map to identify future extensions of Kurey Drive and Werner Road.

BACKGROUND

The Preliminary Plat for Glacier Ridge Subdivision was approved by the Common Council on April 18, 2007. The preliminary plat laid out the road network for the future subdivision and included 564 lots. A Development Agreement for land within the Glacier Ridge Preliminary Plat was approved by the Common Council on November 7, 2007.

The final plat for the first phase of the Glacier Ridge development was approved by the Plan Commission on February 11, 2008 and the Common Council on March 5, 2008. This phase included 63 lots and 3 outlots. Since then, no additional plats have been approved for the Glacier Ridge Subdivision.

As annexations and new developments take place in the City, it is important to review and identify the need for future arterial and collector streets to adequately serve the multi-modal transportation needs of that area. The area bounded by Meade Street, Mackville Road, Ballard Road and Broadway Drive has an approved Development Agreement for the Glacier Ridge development that identifies a north/south collector street and an east/west collector street. Officially mapping these identified future collector streets reserves the locations for street purposes and acts as an advisory to developers who can take these mapped locations into consideration when planning future developments. The proposed future extensions of Kurey Drive and Werner Road mirrors the layout proposed with the Glacier Ridge Preliminary Plat.

STAFF ANALYSIS

Existing Site Conditions: The future extension of Kurey Drive encompasses approximately 4.6742 acres, and the future extension of Werner Road encompasses approximately 5.656 acres. The planned roadways are located adjacent to existing Kurey Drive and Werner Road in the area north of East Broadway Drive, east of North Meade Street and south of Mackville Road. Future Kurey Drive will connect to Mackville Road and future Werner Road will connect to Meade Street. East Broadway Drive, Kurey Drive and Werner Road are classified as collector streets on the City’s Arterial/Collector Plan. Currently, the land proposed for the future road extensions is undeveloped.

Changes to Official Map: Per Section 16-37 of the Municipal Code, the Common Council may, whenever necessary and as provided in Wisconsin Statutes §62.23(6), change the Official Map so as to widen, narrow, extend, or close existing streets, highways, and parkways. Any changes to the Official Map shall be filed with the County Register of Deeds.

Surrounding Zoning and Land Uses: The majority of the surrounding area adjacent to the future road extensions is under the jurisdiction of the City of Appleton (north, south, east, and west), aside from a small area near the proposed intersection of future Werner Road and Meade Street, which is located within the Town of Center. The land north of Mackville Road is within the Town of Center. The uses are generally agricultural and single family in nature.

North: AG Agricultural District. The adjacent land uses to the north are currently agricultural.

South: AG Agricultural District and the Town of Center. The adjacent land uses to the south are currently agricultural.

East: AG Agricultural District. The adjacent land uses to the east are currently agricultural.

West: AG Agricultural District. The adjacent land uses to the west are currently agricultural.

Appleton Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies the majority of the land adjacent to the proposed future road extensions for future one and two family residential uses. There is a small area of land on the south side of the future Werner Road extension and near the proposed intersection of Meade Street identified for future commercial uses. The proposed Official Map amendment is supported by the City’s *Comprehensive Plan 2010-2030*, including the related excerpts listed below.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

OBJECTIVE 6.1 Transportation:

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

Official Map Amendment – Future Extensions of N. Kurey Drive and E. Werner Road

January 8, 2019

Page 3

OBJECTIVE 6.8 Transportation:

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

OBJECTIVE 10.1 Land Use:

Provide an adequate supply of suitable land meeting the demand for development of various land uses.

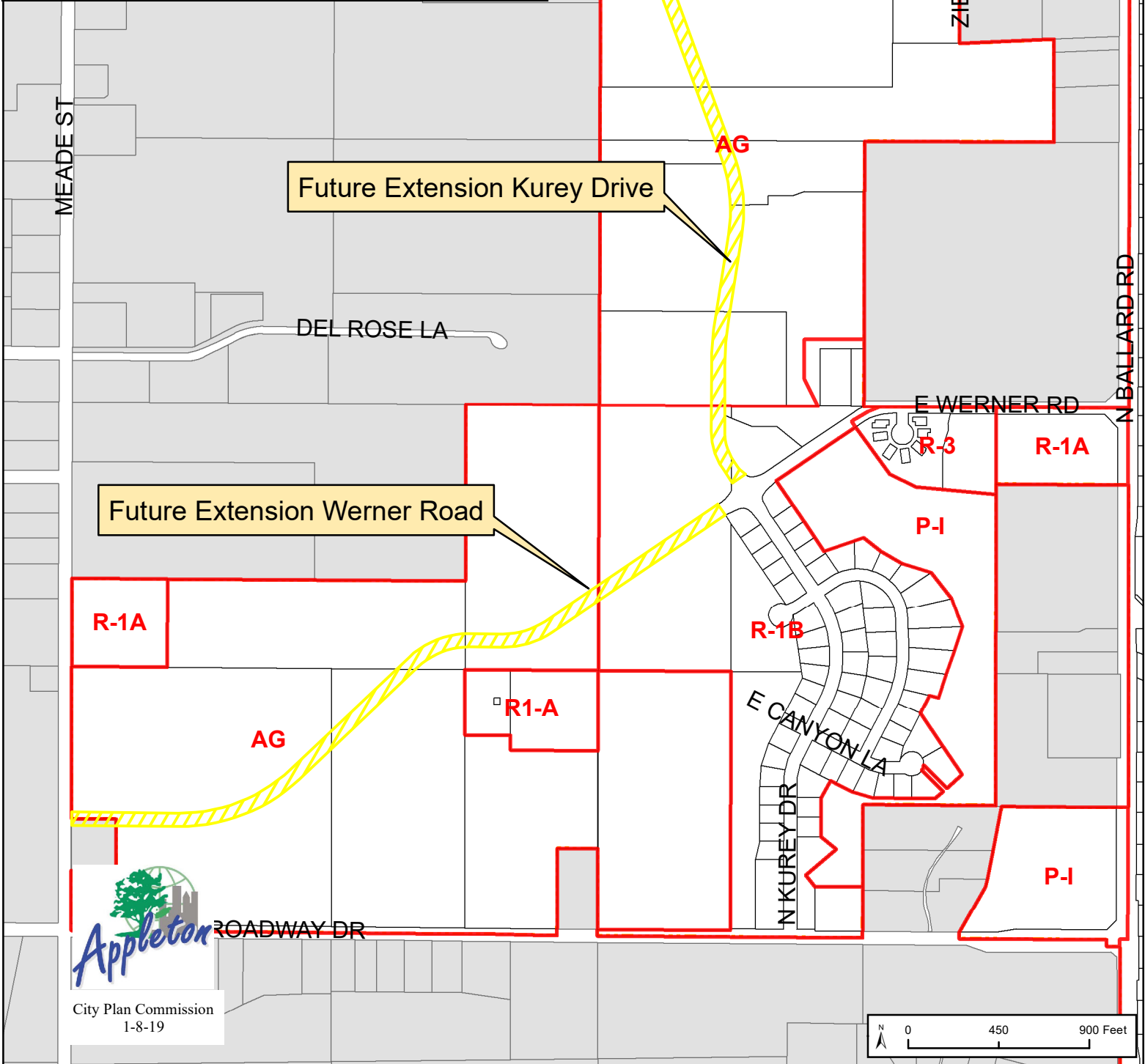
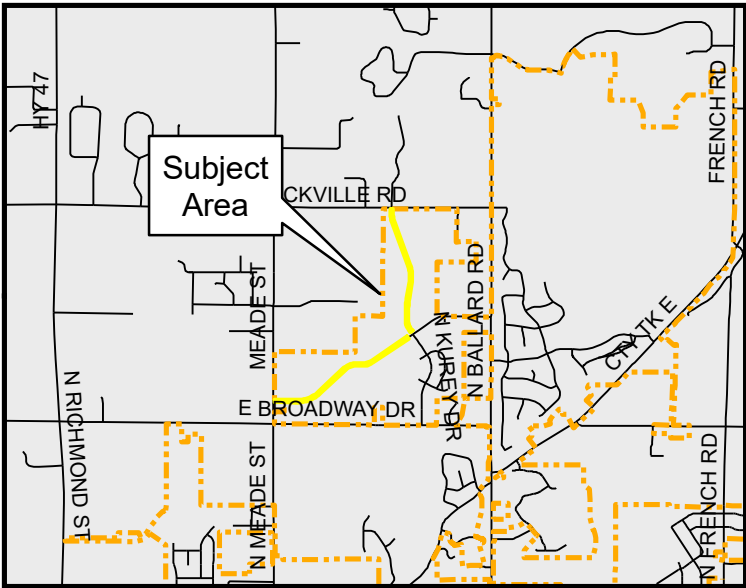
Policy 10.1.2 Adopt, and as necessary, amend an Official Map that designates street right-of-way requirements, existing and future city parks, school sites, and utility locations, along with other features permitted by state statute.

Technical Review Group (TRG) Report: This item was discussed at the December 18, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

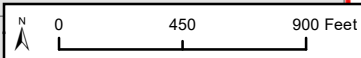
RECOMMENDATION

Staff recommends, based on the above, that the amendment to the City of Appleton Official Map, for the future extensions of N. Kurey Drive and E. Werner Road (part of Tax Id #'s 31-1-9310-19, 31-1-9310-7, 31-1-9310-6, 31-1-9310-18, 31-1-9310-17, 31-1-9310-5, 31-1-9310-2, 31-1-9310-4, 31-1-9310-13, 31-1-9310-14, 31-1-9310-16 and 040099301 [within the Town of Center]), as shown on the attached maps, **BE APPROVED.**

Official Map Amendment
Future Extension of Kurey Drive
Future Extension of Werner Road
Zoning Map



City Plan Commission
1-8-19

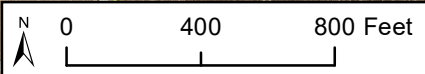


Official Map Amendment
Future Extension of Kurey Drive
Future Extension of Werner Road
Aerial Map



Future Extension Kurey Drive

Future Extension Werner Road





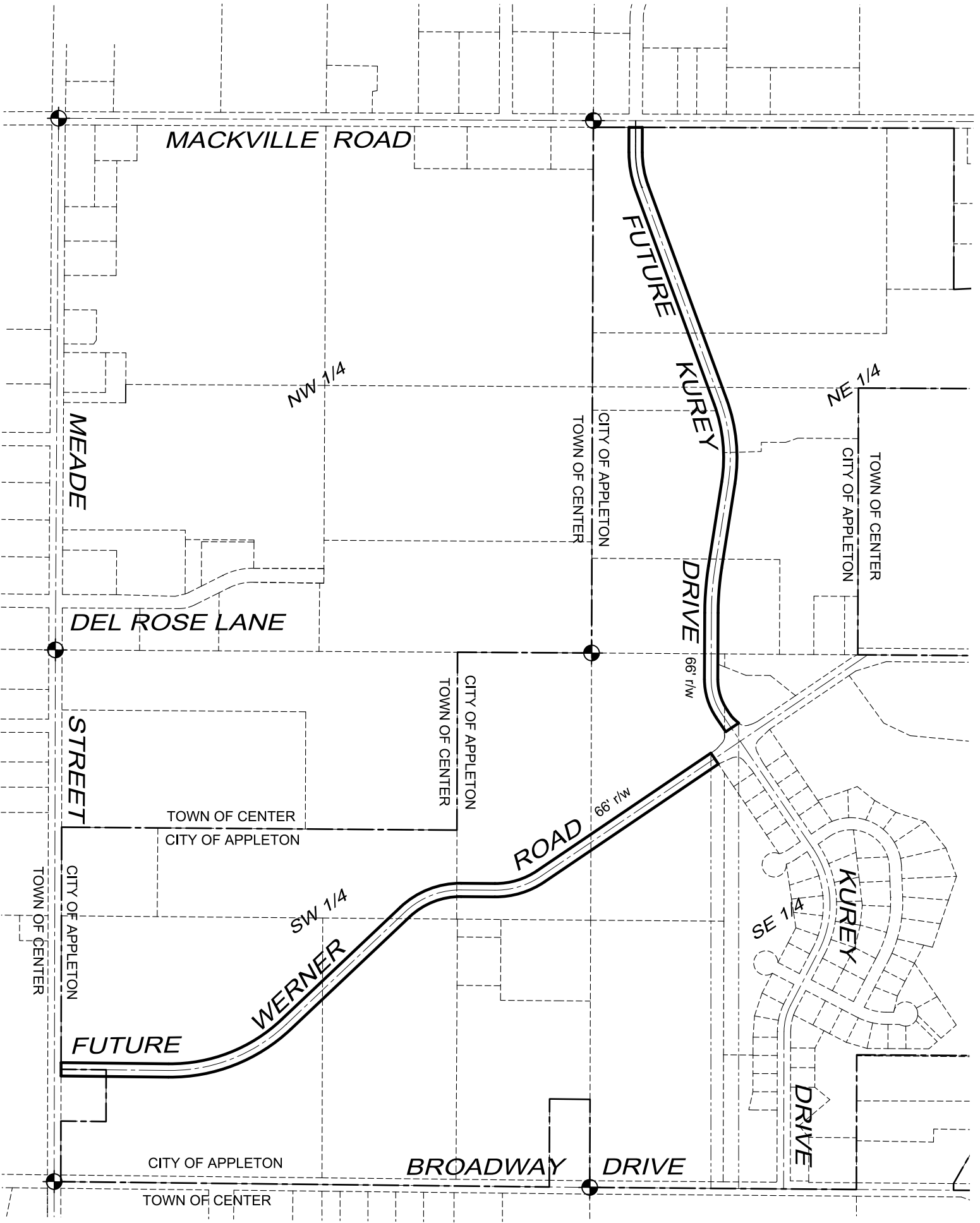
"...meeting community needs...enhancing quality of

Purpose Statement

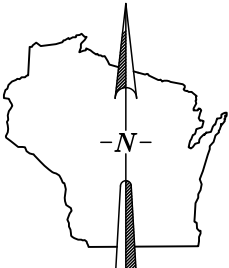
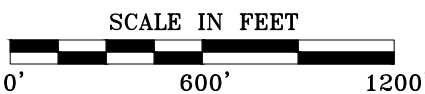
As annexations and new developments take place in the City, it is important to review and identify the need for future arterial and collector streets to adequately serve the multi-modal transportation needs of that area. The area bounded by Meade Street, Mackville Road, Ballard Road and Broadway Drive has an approved Development Agreement that identifies a north/south collector street and an east/west collector street. Officially mapping these identified future collector streets reserves the locations for street purposes and acts as an advisory to developers who can take these mapped locations into consideration when planning future developments.

OFFICIAL MAP

WERNER ROAD AND KUREY DRIVE: Being a part of the NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, NW 1/4 of the SE 1/4, NE 1/4 of the SW 1/4, SE 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 36, Township 22 North, Range 17 East, City of Appleton and Town of Center, Outagamie County, Wisconsin.



CITY OF APPLETON
DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION
100 NORTH APPLETON STREET
APPLETON, WI 54911
DRAFTED BY: T. KROMM
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OFFICIAL MAP OF A PART OF WERNER ROAD AND KUREY DRIVE

WERNER ROAD 66' R/W:

A part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, of Section 36, Township 22 North, Range 17 East, City of Appleton and the Town of Center, Outagamie County, Wisconsin, containing 5.656 acres of land and being further described by:

Commencing at the South $\frac{1}{4}$ corner of said Section 36;

Thence South 89°33'20" East 599.27 feet coincident with the South line of the SE $\frac{1}{4}$ of said Section 36;

Thence North 00°00'00" East 2153.52 feet to the Northerly line of Werner Road at its Westerly terminus per the Glacier Ridge Plat and being the point of beginning;

Thence South 34°07'24" East 66.15 feet (recorded as 66.20 feet) coincident with the Westerly line of Werner Road;

Thence Southwesterly 2.34 feet along the arc of a curve to the left having a radius of 55.00 feet and the chord of which bears South 59°31'50" West 2.34 feet;

Thence South 55°52'37" West 1,036.02 feet;

Thence Westerly 261.11 feet along the arc of curve to the right having a radius of 433.00 feet and the chord of which bears South 73°09'08" West 257.17 feet;

Thence North 89°34'20" West 166.74 feet;

Thence Westerly 280.77 feet along the arc of curve to the left having a radius of 367.00 feet and the chord of which bears South 68°30'39" West 273.98 feet;

Thence South 46°35'38" West 808.76 feet;

Thence Westerly 665.50 feet along the arc of curve to the right having a radius of 866.00 feet and the chord of which bears South 68°36'32" West 649.24 feet;

Thence North 89°22'34" West 531.44 feet to the East line of Meade Street;

Thence North 00°08'12" East 66.00 feet coincident with the East line of Meade Street;

Thence South 89°22'33" East 532.00 feet;

Thence Easterly 614.78 feet along the arc of a curve to the left having a radius of 800.00 feet and the chord of which bears North 68°36'32" East 599.76 feet;

Thence North 46°35'38" East 808.76 feet;

Thence Easterly 331.27 feet along the arc of curve to the right having a radius of 433.00 feet and the chord of which bears North 68°30'39" East 323.25 feet;

Thence South 89°34'20" East 166.74 feet;

Thence Easterly 221.31 feet along the arc of curve to the left having a radius of 367.00 feet and the chord of which bears North 73°09'08" East 217.97 feet;

Thence North 55°52'37" East 1,038.36 feet to the point of beginning.

OFFICIAL MAP OF A PART OF WERNER ROAD AND KUREY DRIVE

KUREY DRIVE 66' R/W:

A part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, of Section 36, Township 22 North, Range 17 East, City of Appleton and the Town of Center, Outagamie County, Wisconsin containing 4.6742 acres of land and being further described by:

Commencing at the South $\frac{1}{4}$ corner of said Section 36;

Thence South $89^{\circ}33'20''$ East 736.57 feet coincident with the South line of the SE $\frac{1}{4}$ of said Section 36;

Thence North $00^{\circ}00'00''$ East 2302.79 feet to the Northeasterly line of Kurey Drive at its Northerly terminus per the Glacier Ridge Plat and being the point of beginning;

Thence South $56^{\circ}05'50''$ West 76.79 feet;

Thence North $34^{\circ}07'23''$ West 85.93 feet;

Thence Northerly 199.79 feet along the arc of curve to the right having a radius of 333.00 feet and the chord of which bears North $16^{\circ}56'06''$ West 196.81 feet;

Thence North $00^{\circ}15'12''$ East 328.86 feet;

Thence Northerly 232.76 feet along the arc of curve to the right having a radius of 1,533.00 feet and the chord of which bears North $04^{\circ}36'11''$ East 232.54 feet;

Thence North $08^{\circ}57'10''$ East 421.88 feet;

Thence Northerly 389.43 feet along the arc of curve to the left having a radius of 767.00 feet and the chord of which bears North $05^{\circ}35'34''$ West 385.26 feet;

Thence North $20^{\circ}08'18''$ West 1,130.22 feet;

Thence Northerly 188.73 feet along the arc of curve to the right having a radius of 533.00 feet and the chord of which bears North $09^{\circ}59'41''$ West 187.74 feet;

Thence North $00^{\circ}08'57''$ East 123.42 feet;

Thence South $89^{\circ}51'03''$ East 66.00 feet;

Thence South $00^{\circ}08'57''$ West 123.42 feet;

Thence Southerly 165.36 feet along the arc of curve to the left having a radius of 467.00 feet and the chord of which bears South $09^{\circ}59'41''$ East 164.49 feet;

Thence South $20^{\circ}08'18''$ East 1,130.22 feet;

Thence Southerly 422.94 feet along the arc of curve to the right having a radius of 833.00 feet and the chord of which bears South $05^{\circ}35'34''$ East 418.41 feet;

Thence South $08^{\circ}57'10''$ West 421.88 feet;

Thence Southerly 222.74 feet along the arc of curve to the left having a radius of 1,467.00 feet and the chord of which bears South $04^{\circ}36'11''$ West 222.53 feet;

Thence South $00^{\circ}15'12''$ West 328.86 feet;

Thence Southerly 160.20 feet along the arc of a curve to the left having a radius of 267.04 feet and the chord of which bears South $16^{\circ}55'59''$ East 157.80 feet;

Thence South $34^{\circ}07'23''$ East 33.02 feet;

Thence Southeasterly 21.26 feet along the arc of a curve to the left having a radius of 85.19 feet and the chord of which bears South $41^{\circ}15'31''$ East 21.20 feet;

Thence South $48^{\circ}22'00''$ East 33.19 feet to the point of beginning.