



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** May 11, 2022

**Common Council Meeting Date:** May 18, 2022

**Item:** Dedication of Public Right-of-Way for North Lightning Drive

**Case Manager:** Don Harp, Principal Planner

### GENERAL INFORMATION

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

**Location:** The subject site is located north of existing North Lightning Drive.

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

### BACKGROUND

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On October 13, 2021, the Plan Commission recommended approval of the North Lightning Drive/C.T.H. JJ (Right-of-Way) Annexation.

On November 8, 2021, this segment of North Lightning Drive was annexed to the City.

This segment of North Lightning Drive was rezoned from Temporary Agricultural (AG) to P-I Public Institutional District pursuant to Rezoning #11-21.

Officially mapped Lightning Drive from East Edgewood Drive to Broadway Drive went into effect on October 23, 2001.

### STAFF ANALYSIS

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**Public Right-of-Way Dedication:** The owner/applicant has submitted a Certified Survey Map (CSM) to dedicate the subject area (3.865 acres) for public roadway purposes. The CSM, currently under review by staff, is subject to the acceptance of the public right-of-way dedication by Plan Commission and Common Council.

**Street Classification and Width:** North Lightning Drive is classified as a collector street on the City's Arterial/Collector Plan. The right-of-way width for this portion of North Lightning Drive will be 70 feet wide.

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**Surrounding Zoning Classification and Land Uses:**

North: Town of Grand Chute. AGD – General Agricultural District, the adjacent land use to the north is currently agricultural land.

South: City of Appleton. P-I Public Institutional District, the adjacent land use to the south is currently developed as single-family residential, agricultural buildings, and undeveloped land.

West: City of Appleton. P-I Public Institutional District, future stormwater pond.

Town of Grand Chute. AGD – General Agricultural District, the adjacent land use to the west is currently agricultural land.

East: Town of Grand Chute. AGD – General Agricultural District, the adjacent land use to the east is currently agricultural land.

**Comprehensive Plan 2010-2030:** The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as Officially Mapped Lightning Drive, Mixed Use, Public Institutional, One/Two Family Residential and Agricultural/Private Open Space. The proposed dedication is consistent with the following goals and objectives 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.*

**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 appeared on the April 19, 2022 TRG Agenda. No negative comments were received from participating departments.

**RECOMMENDATION**

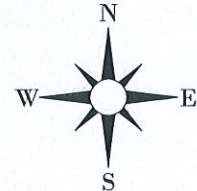
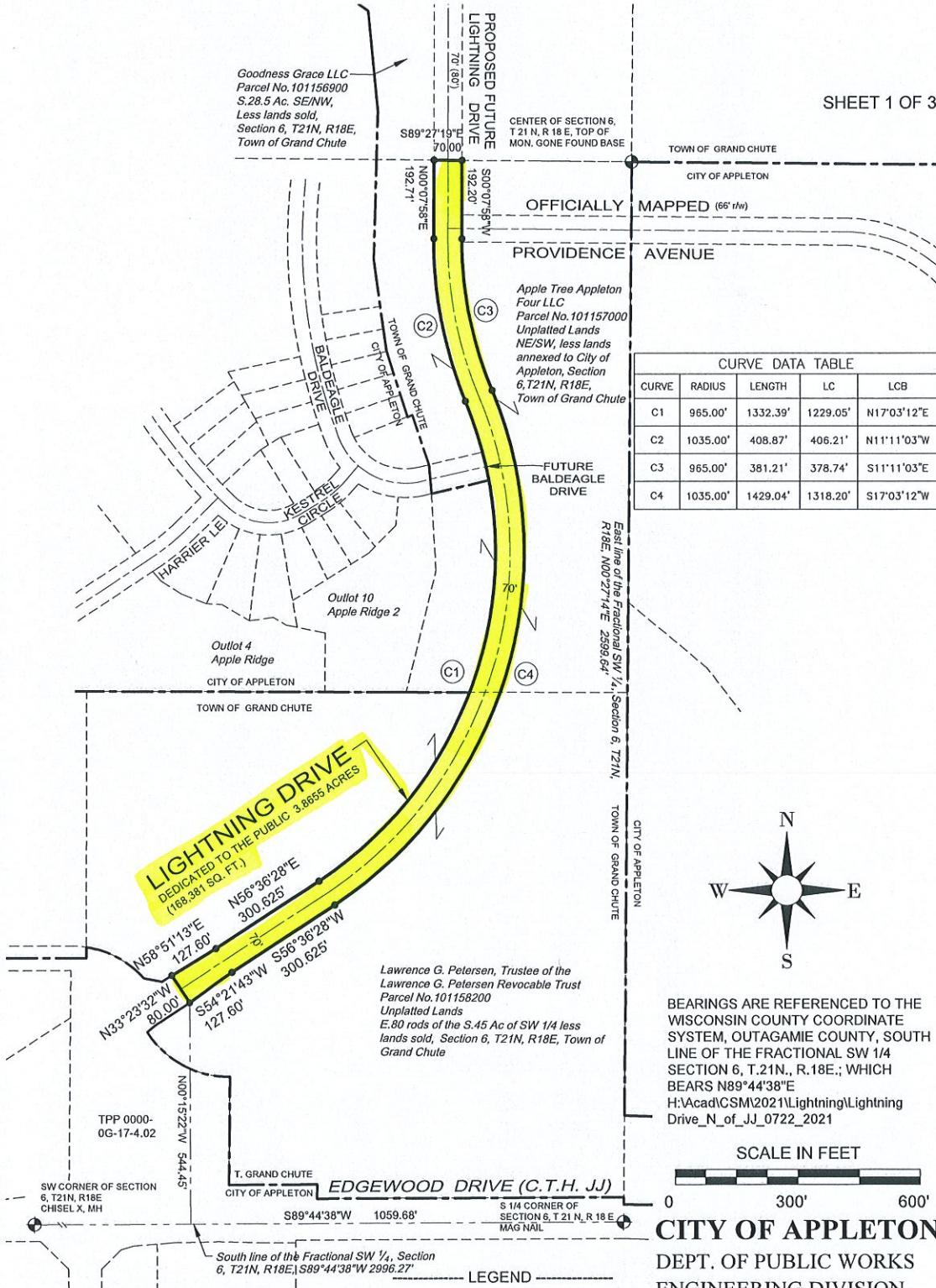
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Staff recommends the dedication of land for public right-of-way for North Lightning Drive, as shown on the attached map, **BE APPROVED**.

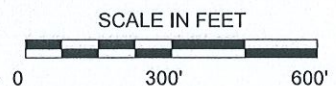
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Fractional Southwest 1/4 of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

SHEET 1 OF 3



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, SOUTH LINE OF THE FRACTIONAL SW 1/4 SECTION 6, T.21N., R.18E., WHICH BEARS N89°44'38"E  
 H:\Acad\CSM\2021\Lightning\Lightning Drive\_N\_of\_JJ\_0722\_2021



- LEGEND**
- = 3/4" Iron Rebar Found
  - ▲ = 1.3" O.D. Iron Pipe Found
  - ✕ = 3/4" Iron Rebar Found
  - ⊕ = Government Corner
  - ( ) = Measurements of Record

**CITY OF APPLETON**  
 DEPT. OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 100 NORTH APPLETON STREET  
 APPLETON, WI 54911  
 920-832-6474  
 DRAFTED BY: T. KROMM

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Part of the Fractional Southwest ¼ of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

### **SURVEYOR'S CERTIFICATE:**

SHEET 2 OF 3

Part of the Fractional Southwest ¼ of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 3.8655 Acres (168,381 sq. ft.) of land and being described by:

Commencing at the Southeast corner of said Section 6;  
Thence South 89°44'38" West 1059.68 feet along the South line of the Fractional SW ¼ of said Section 6;  
Thence North 00°15'22" West 544.45 feet to point number 185 of Transportation Project Plat No: 0000-0G-17-4.02 recorded as document number 2070341 of the Outagamie County Register of Deeds Office and being the point of beginning;  
Thence North 33°23'32" West 80.00 feet coincident with a Northeast line of said Transportation Project Plat No: 0000-0G-17-4.02;  
Thence North 58°51'13" East 127.60 feet;  
Thence North 56°36'28" East 300.625 feet;  
Thence Northerly 1332.39 feet along the arc of a curve to the left having a radius of 965.00 feet and the chord of which bears North 17°03'12" East 1229.05 feet;  
Thence Northerly 408.87 feet along the arc of a curve to the right having a radius of 1035.00 feet and the chord of which bears North 11°11'03" West 406.21 feet;  
Thence North 00°07'58" East 192.71 feet to the North line of the SW ¼ of said Section 6;  
Thence South 89°27'19" East 70.00 feet along the North line of the SW ¼ of said Section 6;  
Thence South 00°07'58" West 192.20 feet;  
Thence Southerly 381.21 feet along the arc of a curve to the left having a radius of 965.00 feet and the chord of which bears South 11°11'03" East 378.74 feet;  
Thence Southerly 1429.04 feet along the arc of a curve to the right having a radius of 1035.00 feet and the chord of which bears South 17°03'12" West 1318.20 feet;  
Thence South 56°36'28" West 300.625 feet;  
Thence South 54°21'43" West 127.60 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 \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor: Thomas M. Kromm

This Certified Survey Map is all of tax parcel: N/A.

This Certified Survey Map is Zoned P-I.

This Certified Survey Map is contained within the property described in the following recorded instrument:

Document No.2241433 and 2243173.

The property owner of record is the City of Appleton.

