



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: December 8, 2020

Common Council Meeting Date: December 16, 2020

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

Case Manager: David Kress, Principal Planner

GENERAL INFORMATION

Owner/Applicant: City of Appleton c/o Tom Kromm

Location: Generally located south of Broadway Drive and east of French Road

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

BACKGROUND

On January 17, 2018, Common Council approved the North Edgewood Estates Development Agreement to set forth the City and developer duties and responsibilities with respect to development of the land located south of the subject area. An amended development agreement was approved by Common Council on April 22, 2020. Based on this Development Agreement, the City is responsible for acquiring land and constructing a second access point to the Phase II development area. The proposed segment of Sequoia Drive is intended to fulfill this condition of the Development Agreement.

On October 21, 2020, Common Council adopted Ordinance 104-20 to annex the subject area (formerly parts of Town of Grand Chute Tax Id #101153201 and #101153500 and Town of Vandebroek Tax Id #200012500 and 200012700) to the City as the Sequoia Drive Annexation. The property was officially annexed to the City on October 27, 2020. The owner did not request a rezoning with the annexation petition, so the temporary AG Agricultural District was assigned for this area. If the temporary zoning classification is not amended within 90 days, the zoning reverts to AG Agricultural District, per Section 23-65(e) of the Municipal Code.

A Certified Survey Map (CSM) was recently submitted to 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 3.325 acres (144,840 square feet) of land is included in the proposed right-of-way dedication. As shown on the attached exhibit map, the right-of-way for Sequoia Drive would be 70 feet wide in this area.

Street Classification: This portion of Sequoia Drive will be classified as a collector street.

Street Dedication – Sequoia Drive
December 8, 2020
Page 2

Surrounding Zoning Classification and Land Uses:

North: Existing Broadway Drive right-of-way is immediately north of the subject area.

South: R-1B Single-Family District. The adjacent land use to the south is currently agricultural; however, the Preliminary Plat for North Edgewood Estates 2 was approved earlier this year.

East: Town of Vandebroek. The adjacent land use to the east is currently agricultural.

West: Town of Grand Chute. The adjacent land use to the west is currently agricultural.

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 public right-of-way dedication is consistent with the following goal 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:

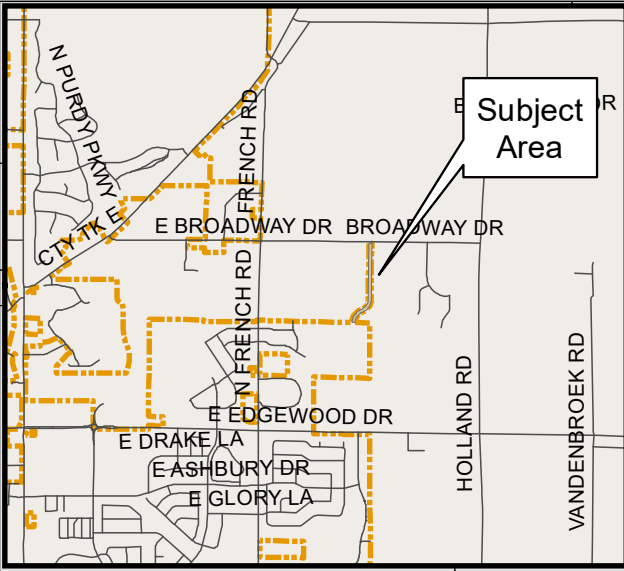
Implement transportation improvements which also support the City's desired land use, housing, and neighborhood goals, objectives, and policies.

Technical Review Group (TRG) Report: This item appeared on the November 17, 2020 TRG agenda. No negative comments were received from participating departments.

RECOMMENDATION

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

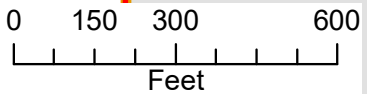
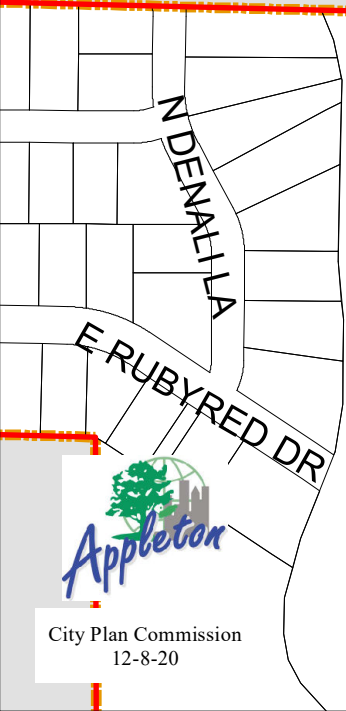
Sequoia Drive
Street Right of Way Dedication
Zoning Map



Area to be Dedicated

SEQUOIA DR AG

R-1B



Sequoia Drive
Street Right of Way Dedication
Aerial Map

BROADWAY DR

Area to be Dedicated

SEQUOIA DR

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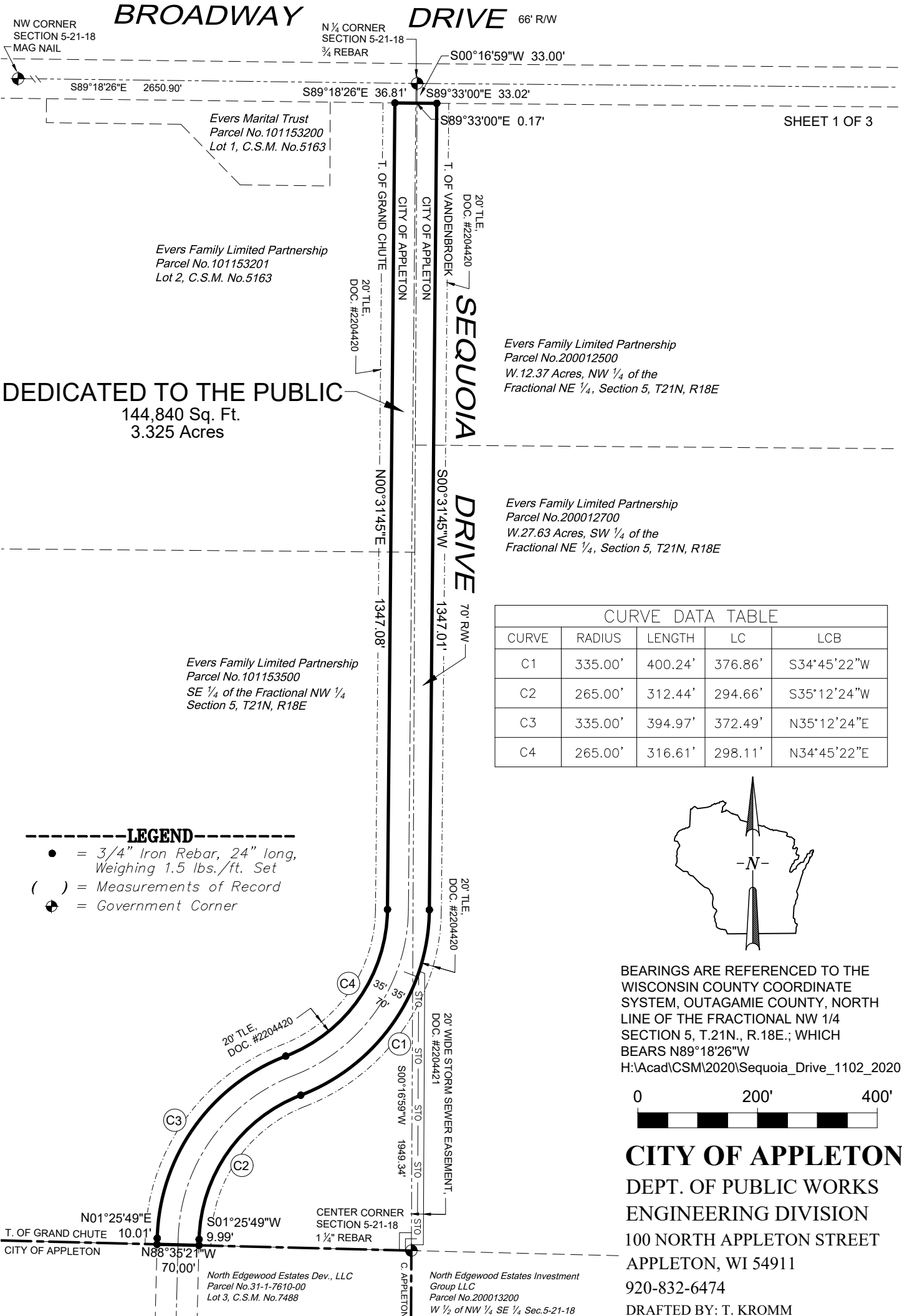
City Plan Commission
12-8-20



RECEIVED
 NOV 3 2020
 CITY OF APPLETON
 COMM/ECON DEV

CERTIFIED SURVEY MAP NO. _____

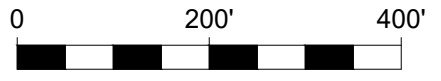
Part of Lot 2 of Certified Survey Map No. 5163 filed in Volume 29 of Certified Survey Maps on Page 5163 as Document No. 1676059, a part of the East 1/2 of the Fractional Northwest 1/4 and a part of the West 40 Acres of the Fractional Northeast 1/4 of Section 5, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.



SHEET 1 OF 3

DEDICATED TO THE PUBLIC
 144,840 Sq. Ft.
 3.325 Acres

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, NORTH LINE OF THE FRACTIONAL NW 1/4 SECTION 5, T.21N., R.18E., WHICH BEARS N89°18'26"W
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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. _____

A part of Lot 2 of Certified Survey Map No. 5163 filed in Volume 29 of Certified Survey Maps on Page 5163 as Document No.1676059, a part of the East ½ of the Fractional Northwest ¼ and a part of the West 40 Acres of the Fractional Northeast ¼ of Section 5, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE:

SHEET 2 OF 3

A part of Lot 2 of Certified Survey Map No. 5163 filed in Volume 29 of Certified Survey Maps on Page 5163 as Document No.1676059, a part of the East ½ of the Fractional Northwest ¼ and a part of the West 40 Acres of the Fractional Northeast ¼ of Section 5, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 3.3251 Acres (144,840 sq. ft.) of land and being more fully described by:

Commencing at the N ¼ corner of said Section 5;
Thence South 00°16'59" West 33.00 feet along the West line of the Fractional NE ¼ of said Section 5 to the Point of Beginning;
Thence South 89°33'00" East 33.02 feet along the South line of Broadway Drive;
Thence South 00°31'45" West 1,347.01 feet;
Thence Southwesterly 400.24 feet along the arc of curve to the right having a radius of 335.00 feet and the chord of which bears South 34°45'22" West 376.86 feet;
Thence Southwesterly 312.44 feet along the arc of a curve to the left having a radius of 265.00 feet and the chord of which bears South 35°12'24" West 294.66 feet;
Thence South 01°25'49" West 9.99 feet;
Thence North 88°35'21" West 70.00 feet;
Thence North 01°25'49" East 10.01 feet;
Thence Northeasterly 394.97 feet along the arc of curve to the right having a radius of 335.00 feet and the chord of which bears North 35°12'24" East 372.49 feet;
Thence Northeasterly 316.61 feet along the arc of a curve to the left having a radius of 265.00 feet and the chord of which bears North 34°45'22" East 298.11 feet;
Thence North 00°31'45" East 1,347.08 feet;
Thence South 89°18'26" East 36.81 feet;
Thence South 89°33'00" East 0.17 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 _____, 2020.

Wisconsin Professional Land Surveyor: Thomas M. Kromm

This Certified Survey Map does not have an assigned tax parcel number and is entirely road right of way.

All of the land in this Certified Survey Map is Zoned AG.
The adjoining property is in the Town of Grand Chute and the Town of Vandebroek.

This Certified Survey Map is contained within the property described in the following recorded instrument: Document #2204420.

The property owner of record is the City of Appleton.

