



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: February 25, 2020

Common Council Meeting Date: March 4, 2020

Item: Dedication of Public Right-of-Way for Lawrence Street and Appleton Street

Case Manager: David Kress

GENERAL INFORMATION

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

Location: Generally located south and east of the intersection of Lawrence Street and Appleton Street (part of parcel #31-2-0142-00)

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

BACKGROUND

In 2019, the Department of Public Works completed a project to convert Appleton Street to two-way traffic near the subject area. Additional land area was needed to accommodate this project. The proposed right-of-way dedication would account for the new configuration of Appleton Street.

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 widened Lawrence Street cross section.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 12,360 square feet of land is included in the proposed right-of-way dedication. This includes part of parcel #31-2-0142-00 (width varies).

Street Classification: The City's Arterial/Collector Plan Map identifies this portion of Lawrence Street as a collector street and this portion of Appleton Street as an arterial street.

Surrounding Zoning 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 residential in nature.

North: CBD Central Business District. The adjacent land uses to the north are currently a mix of commercial uses.

South: CBD Central Business District. The adjacent land use to the south is currently the public open space where the "Hadzi sculpture" (formally titled "Fox River Oracle") is located.

East: CBD Central Business District. The adjacent land uses to the east are currently a mix of commercial uses.

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West: PD/R-3 Planned Development Multi-Family District. The adjacent land uses to the west are currently multi-family residential.

Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future Public Parks and Open Space uses. The proposed public right-of-way dedication is consistent with the following goal of the *Comprehensive Plan 2010-2030*.

Goal 4 – Transportation

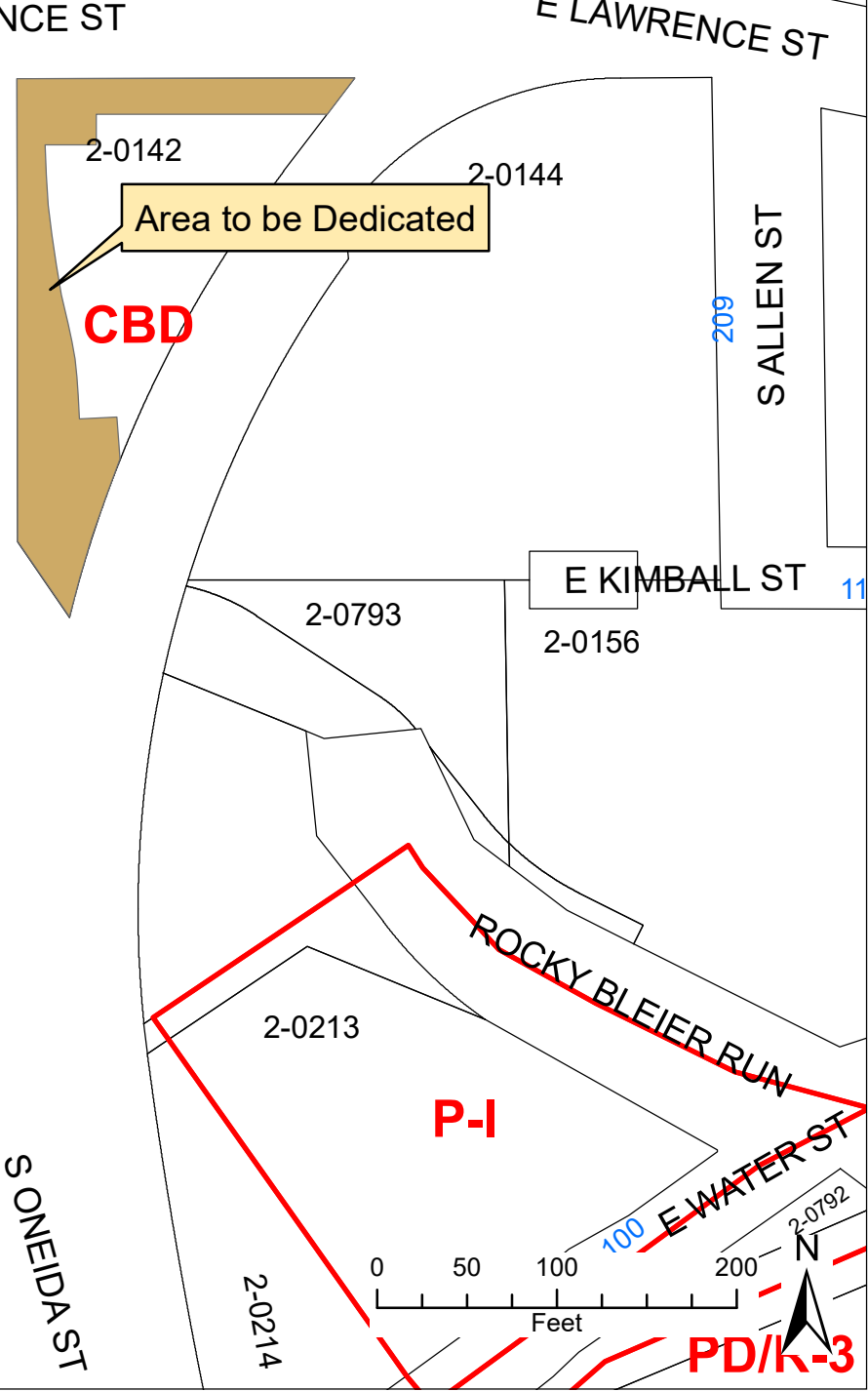
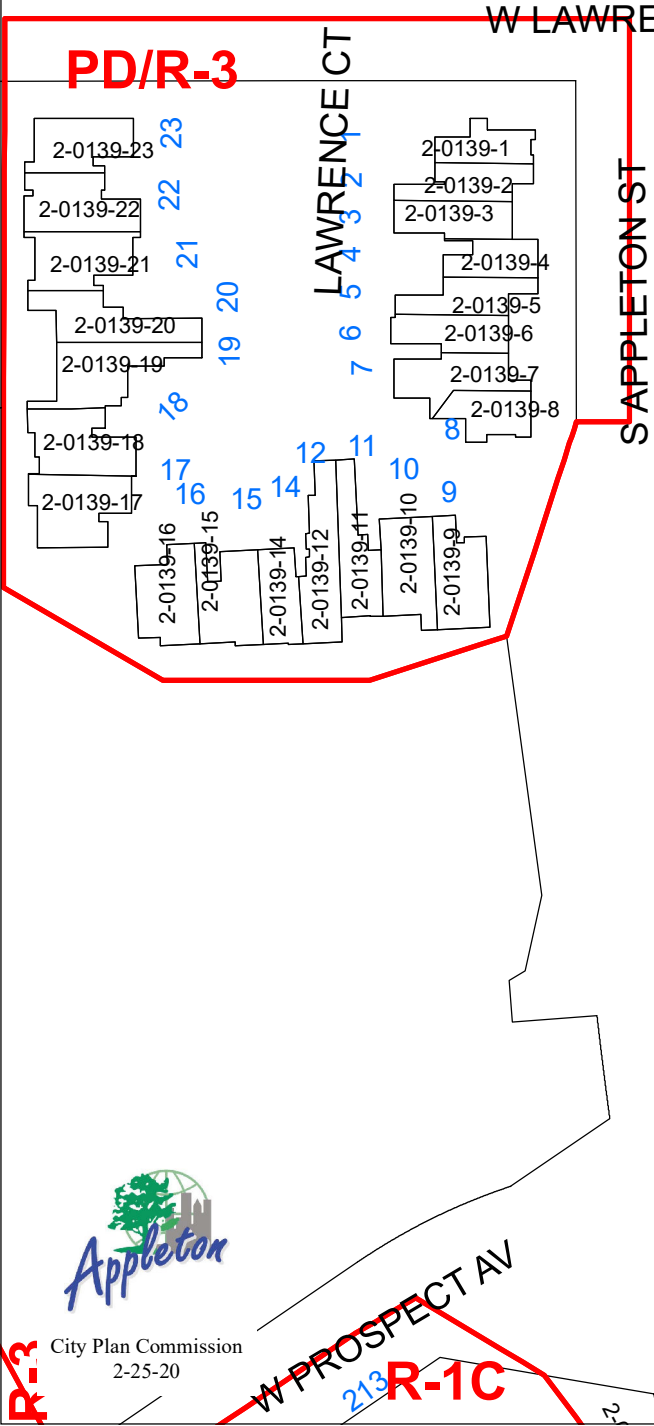
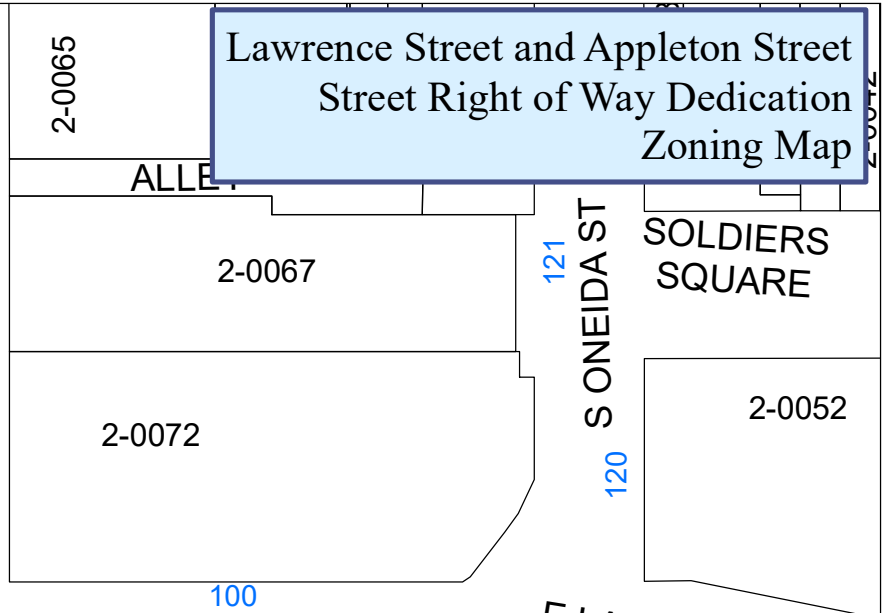
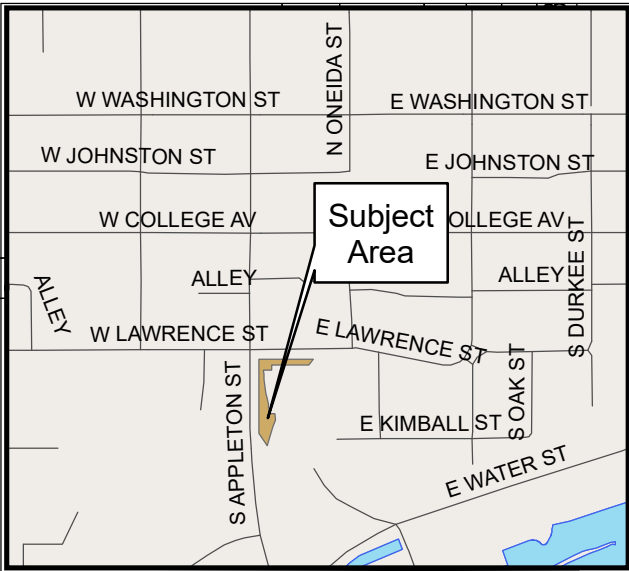
Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

Technical Review Group (TRG) Report: This item was discussed at the February 4, 2020 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 Lawrence Street and Appleton Street, as shown on the attached maps, **BE APPROVED**.

Lawrence Street and Appleton Street Street Right of Way Dedication Zoning Map



Lawrence Street and Appleton Street
Street Right-of-Way Dedication
Aerial Map



100

W LAWRENCE ST

2-0142

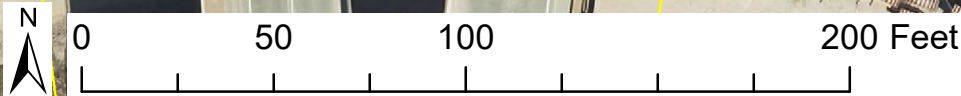
Area to be Dedicated

2-014

SAPPLETON ST

0-1
0-2
3
0139-4
139-5
39-6
139-7
-0139-8

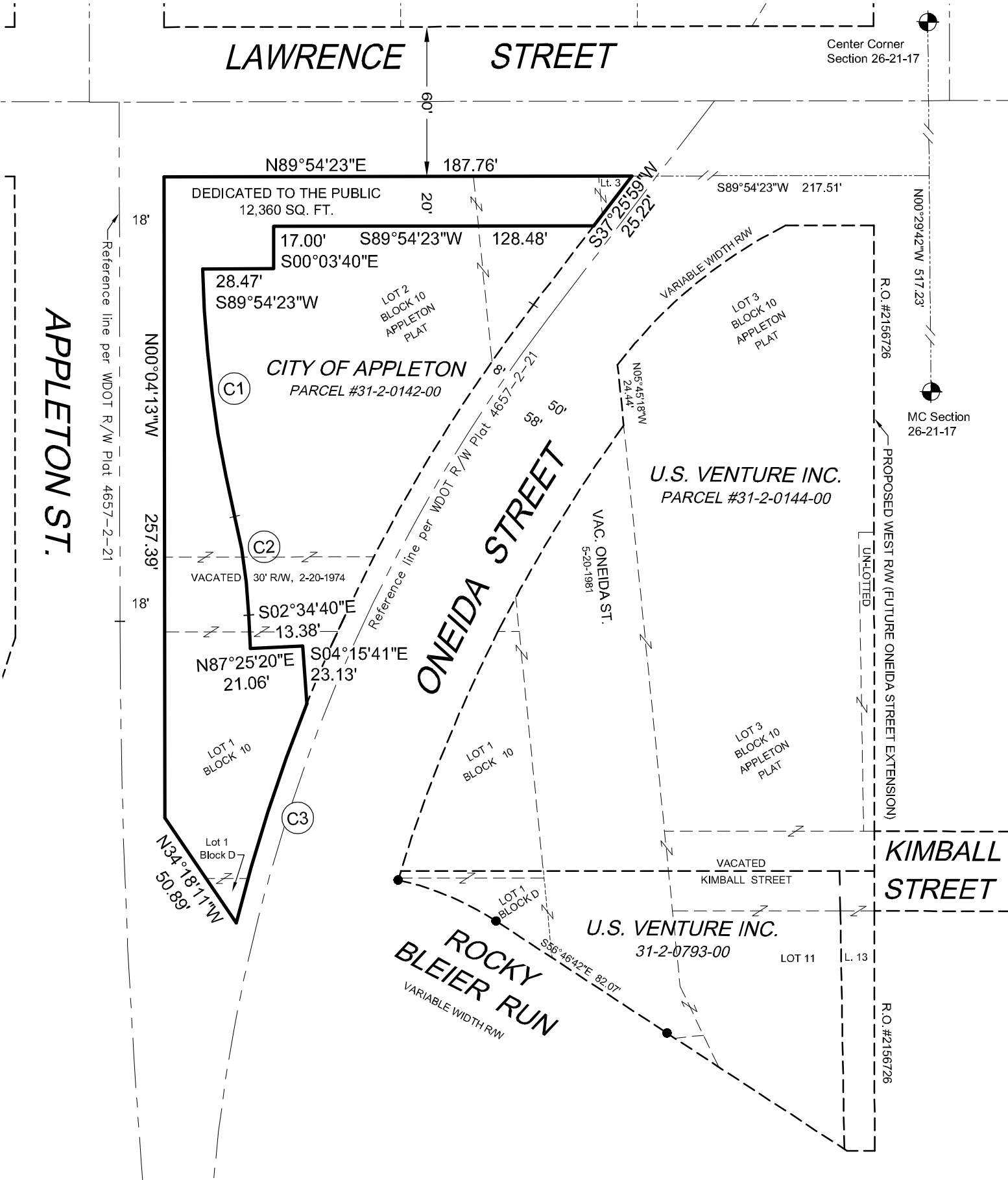
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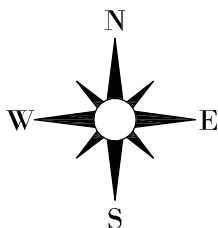
City Plan Commission
2-25-20

EXHIBIT "A"

A part of Lot One (1), Two (2) and Three (3), in Block Ten (10) and a part of Lot One (1), in Block D and a part of vacated Oneida Street lying between said Blocks Ten (10) and a part of a vacated 30 foot wide Alley lying between Lots One (1) and Two (2) of said Block Ten (10) , **SECOND WARD PLAT (AKA APPLETON PLAT)**, according to the recorded Assessor's Plat of the City of Appleton, all being located in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-Six (26), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin

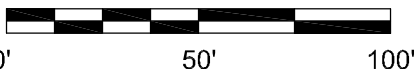


CURVE DATA TABLE				
CURVE	RADIUS	LENGTH	LC	LCB
C1	459.50'	100.41'	100.21'	S07°21'02"E
C2	208.00'	40.05'	39.99'	S08°05'40"E
C3	675.54'	92.49'	92.42'	S17°50'12"W



BEARINGS ARE REFERENCED TO WISCONSIN COUNTY COORDINATES, OUTAGAMIE COUNTY

SCALE IN FEET



CITY OF APPLETON
 DEPT. OF PUBLIC WORKS
 ENGINEERING DIVISION
 100 NORTH APPLETON STREET
 APPLETON, WI 54911
 920-832-6474

DRAFTED BY: T. KROMM
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TAX PARCEL: 31-2-0142-00

Owner: City of Appleton

A portion of land for street right way being a part of Lot One (1), Two (2) and Three (3), in Block Ten (10) and a part of Lot One (1), in Block D and a part of vacated Oneida Street lying between said Blocks Ten (10) and a part of a vacated 30 foot wide Alley lying between Lots One (1) and Two (2) of said Block Ten (10) , **SECOND WARD PLAT (AKA APPLETON PLAT)**, according to the recorded Assessor's Plat of the City of Appleton, all being located in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-Six (26), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin, containing 12,360 square feet of land and being further described by :

Commencing at the Northwest Corner of Block 10 of said Second Ward Plat and being coincident with the Southeast corner of Lawrence Street and Appleton Street and being the point of beginning;
Thence North 89°54'23" East 187.76 feet along the North line said Block 10 and being coincident with the South line of Lawrence Street;
Thence South 37°25'59" West 25.22 feet along the Westerly line of Oneida Street;
Thence South 89°54'23" West 128.48 feet;
Thence South 00°03'40" East 17.00 feet;
Thence South 89°54'23" West 28.47 feet;
Thence Southerly 100.41 feet along the arc of a curve to the left having a radius of 459.50 feet and the chord of which bears South 07°21'02" East 100.21 feet;
Thence Southerly 40.05 feet along the arc of a curve to the right having a radius of 208.00 feet and the chord of which bears South 08°05'40" East 39.99 feet;
Thence South 02°34'40" East 13.38 feet;
Thence North 87°25'20" East 21.06 feet;
Thence South 04°15'41" East 23.13 feet to the Westerly line of Oneida Street;
Thence Southerly 92.49 feet, along the Westerly line of Oneida Street, along the arc of a curve to the left having a radius of 675.54 feet and the chord of which bears South 17°50'12" West 92.42 feet;
Thence North 34°18'11" West 50.89 feet along the Easterly line of Appleton Street to the West line of said Block 10;
Thence North 00°04'13" West 257.39 feet along West line of said Block 10 and being coincident with the East line of Appleton Street to the point of beginning.