



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

## MEMO

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**TO:** Finance Committee

**FROM:** Paula Vandehey, Director of Public Works *PAV*

**DATE:** April 5, 2018

**SUBJECT:** **Request for City of Appleton to waive the sidewalk special assessment for 1143 W. Cedar Street in exchange for dedication of 850 SF of property needed to construct the wide sidewalk/multi-purpose sidepath.**

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The City's 2019 Budget includes construction of a wide sidewalk/multi-purpose sidepath along the south side of Cedar Street as shown on the attached drawing. This sidewalk segment will connect the Lutz Park trail to the Alicia Park trail. In order to construct this sidewalk/multi-purpose sidepath we need additional right-of-way of 850 square feet from the property owner, James Bayer at 1143 W. Cedar Street. Tim Smith from the Assessor's Office valued the property needed at \$3,200 (see attached letter).

The Bayer's have generously offered to donate the property contingent upon the following:

- The special assessment for the sidewalk/multi-use sidepath be waived (estimated at \$6,100)
- The City will maintain the walk similar to other wide sidewalks/sidepaths throughout the City
- The City will take care to minimize tree removal
- The City will reinstall/replace the existing wire fence as needed to accommodate the new sidewalk

City staff supports these contingencies in order to construct this key bike/pedestrian connection through this neighborhood. If approved, the Attorney's Office will draft the appropriate land transfer documents accordingly.

Attachments

# CEDAR STREET RIGHT OF WAY

Right-Of-Way Monumentation Map of a Part of Lot 3, Block 86, 3rd Ward Plat, all according to the Assessor's Map of the City of Appleton, being located in the SE 1/4 of Section 34, T.21N., R.17E., in the City of Appleton, Outagamie County, Wisconsin.

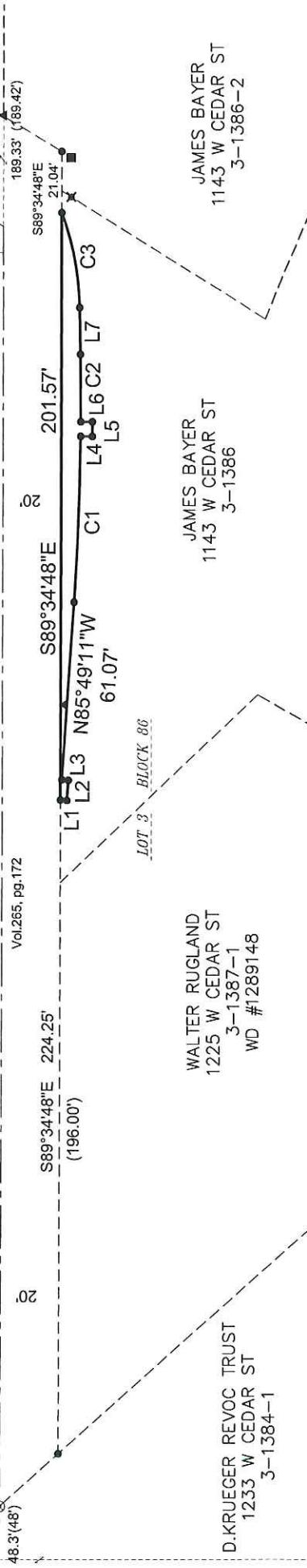


CURVE	RADIUS	LENGTH	LC	LCB
C1	1009.00'	56.93'	56.92'	N87°26'10"W
C2	1009.00'	23.09'	23.09'	N89°59'32"W
C3	100.00'	33.47'	33.31'	S79°45'54"W

LINE	BEARING	LENGTH
L1	N04°10'49"E	2.16'
L2	N85°49'11"W	6.94'
L3	S04°10'49"W	2.16'
L4	N00°25'12"E	4.00'
L5	N89°34'48"W	5.00'
L6	S00°25'12"W	3.97'
L7	S89°21'03"W	16.00'

LOT 6 | BLOCK 85 | 3RD WARD PLAT

# CEDAR STREET

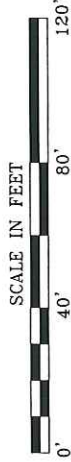
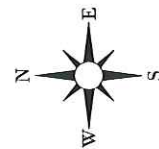


### SCHEDULE OF LAND AND INTERESTS REQUIRED

PARCEL NO.	SHEET NO.	OWNER	INTEREST		REMAINING	
			NEW AREA	EXISTING	NEW AREA	EXISTING
1	1	JAMES AND JEANETTE BAYER	84 SQ. FT.	76,000 SQ. FT. ML.	76,000 SQ. FT. ML.	77,000 SQ. FT. ML.

- LEGEND**
- = 3/4" Iron Rebar, 24" long, Weighing 1.5 lbs./ft. Set
  - ◻ = 2" O.D. Iron Pipe Found
  - ▲ = 1.3" O.D. Iron Pipe Found
  - ✕ = Chisel "X" Set
  - ✖ = Railroad Spike Found
  - ⊗ = 3/4" Iron Rebar Found
  - ⊕ = Government Corner
  - ⊙ = 1 1/4" Iron Rebar Found
  - ( ) = Measurements of Record
  - = Acquisition(Fee) Area

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, NORTH LINE OF THE SE 1/4 OF SECTION 34-21-17 RECORDED AS N88°57'04"W H:\Acad\RW\sect018\Cedar\_Street\_South\_Walk\_0129\_2018



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

WALTER RUGLAND  
 1225 W CEDAR ST  
 3-1387-1  
 WD #1289148

JAMES BAYER  
 1143 W CEDAR ST  
 3-1386

JAMES BAYER  
 1143 W CEDAR ST  
 3-1386-2

D.KRUEGER REVOC TRUST  
 1233 W CEDAR ST  
 3-1384-1

March 5, 2018

RE: 1143 West Cedar Street

In 2014 we did a citywide re-evaluation and adjusted values, including land to 100% of market value. The subject's land value along with all the residential properties in the city were reviewed and adjusted to market value at that time. The property at 1143 W Cedar has 78,316 square feet of land with approximately 315 feet of frontage on the Fox River. The current land assessment is \$3.71 a square foot. The assessment per square foot is definitely influenced by the river frontage, but if 850 square feet was taken from 1143 West Cedar Street we would adjust the assessment down by  $850 \times \$3.71$  or \$3200.

For 2019 we will be reviewing all residential properties in the city and again adjusting to market value. I would expect the land value to remain the same or slightly increase.

If you have any questions, feel free to contact me.

Tim Smith  
City of Appleton  
Assessor Office  
920-832-5850