



REPORT TO COMMON COUNCIL

Common Council Meeting Date: June 17, 2020

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

Case Manager: David Kress, Principal Planner

GENERAL INFORMATION

Owner: Grishaber Main Street Partnership, LLP c/o Scot Grishaber

Applicant: McMahon Associates, Inc. c/o Joe Hoechst

Location: Generally located south and east of the intersection of Richmond Street and Evergreen Drive (part of parcel #31-6-5601-03)

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

BACKGROUND

This item would typically go to Plan Commission for review and a recommendation. However, to help prevent the spread of COVID-19, Plan Commission will not meet and Common Council will conduct their business as Committee of the Whole.

Parcel #31-6-5601-03 (formerly #101052406) was purchased by the owner in 2018 while the property was still in the Town of Grand Chute. The area has since been annexed to the City with the Evergreen Heights Annexation, which was approved by Common Council on December 18, 2019. Although the subject area has historically been used for roadway purposes, the 2018 deed still identifies ownership to the street centerline. The owner/applicant recently submitted a Certified Survey Map (CSM) to combine lots and 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 0.328 acres (14,279 square feet) of land is included in the proposed right-of-way dedication. This includes a southern portion of existing Evergreen Drive (33 feet wide) located between Richmond Street and Alvin Street.

Street Classification: The City's Arterial/Collector Plan Map identifies this portion of Evergreen Drive as a collector street.

Surrounding Zoning Classification and Land Uses:

North: Town of Grand Chute. The adjacent land use to the north is currently a cemetery.

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South: PD/C-2 Planned Development General Commercial District #11-19. The adjacent land uses to the south are currently a mix of commercial uses.

East: PD/C-2 Planned Development General Commercial District #11-19. Existing Evergreen Drive right-of-way is immediately east of the subject area.

West: PD/C-2 Planned Development General Commercial District #11-19. Existing Richmond Street right-of-way is immediately west of the subject area.

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

Goal 4 – Transportation

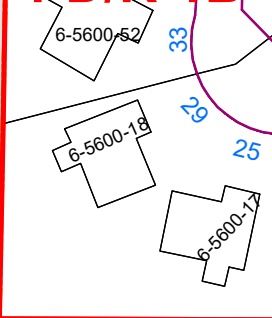
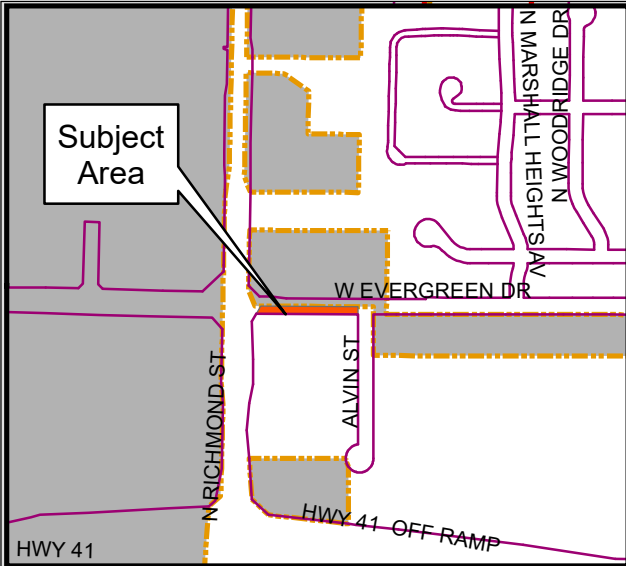
Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

Technical Review Group (TRG) Report: This item was first shared with the CSM Review Group by email on April 30, 2020. No negative comments were received from participating departments.

RECOMMENDATION

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

Evergreen Drive Street Right-of-Way Dedication Zoning Map



C-2

6-5598

Area to be Dedicated

N RICHMOND ST

R-1B

W EVERGREEN DR

6-5601-3

PD/C-2

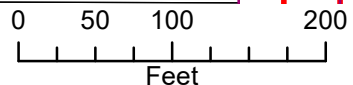
6-5601

AG ALVIN ST

P-I



Common Council
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Evergreen Drive
Street Right-of-Way Dedication
Aerial Map



Area to be Dedicated

0 50 100 200 Feet



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A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN

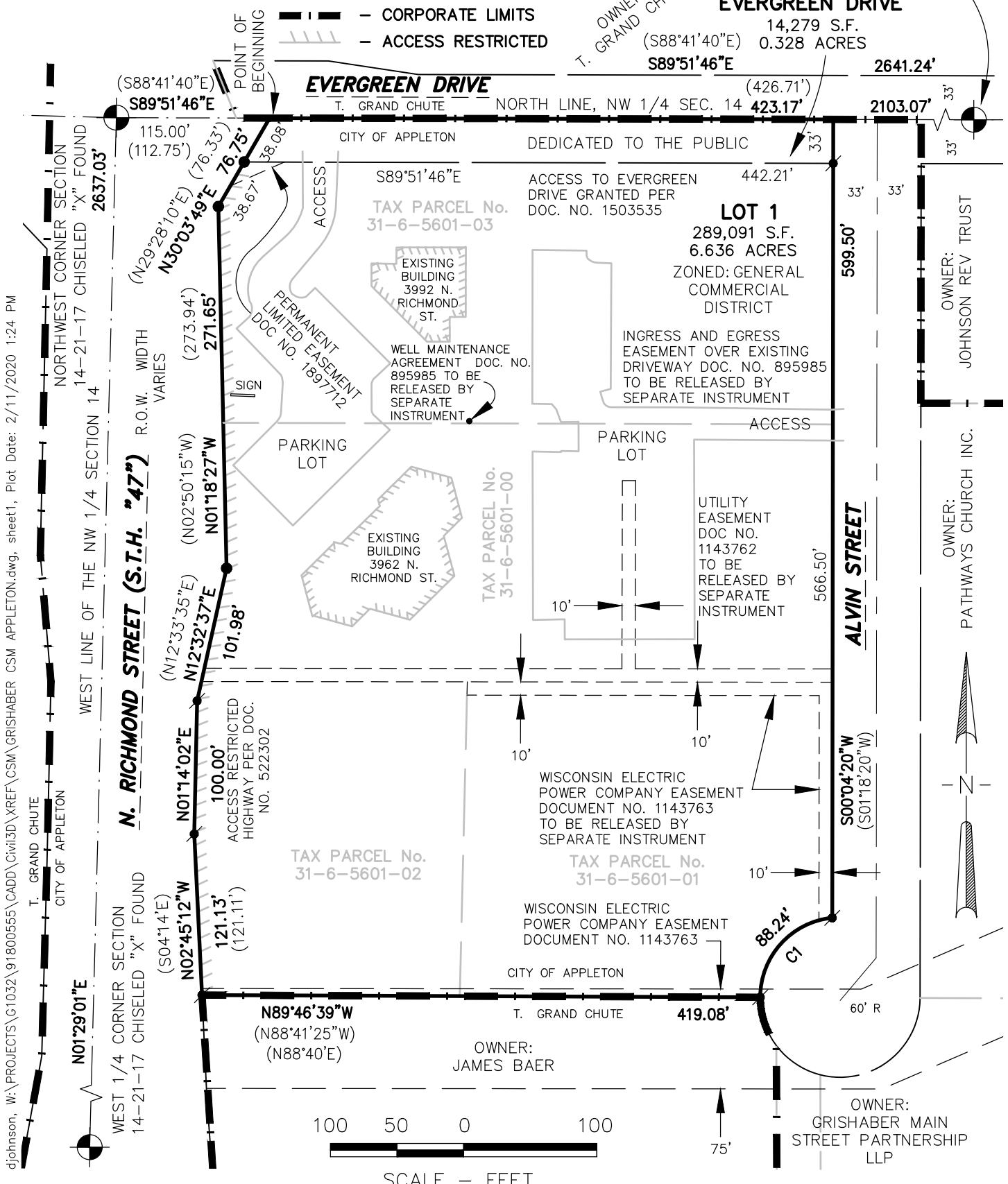
LEGEND

- 3/4" ROUND STEEL REBAR FOUND
- 1" IRON PIN FOUND
- CERTIFIED LAND CORNER OUTAGAMIE COUNTY
- RECORDED BEARING AND/OR DISTANCE
- S.F. - SQUARE FEET
- CORPORATE LIMITS
- ACCESS RESTRICTED

NORTH 1/4 CORNER SECTION 14-21-17 MAGNAIL FOUND

DEDICATED EVERGREEN DRIVE

14,279 S.F.
0.328 ACRES
(S88°41'40"E) S89°51'46"E



djohnson, w:\PROJECTS\G1032\91800555\CADD\Civil3D\XREF\CSM\GRISHABER_CSM_APPLETON.dwg, sheet1, Plot Date: 2/11/2020 1:24 PM

FOR: -GRISHABER MAIN STREET PARTNERSHIP
 -501 N. WESTHILL BLVD.
 -APPLETON, WI 54915
 DRAFTED BY: DAVID W. JOHNSON

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 14, TOWNSHIP 21 NORTH, RANGE 17 EAST WHICH BEARS S89°51'46"E PER THE PUBLISHED OUTAGAMIE COUNTY COORDINATE SYSTEM.

Exhibit: A

Legal Description for Dedication
W. Evergreen Drive
McM. No. G1032 9-18-00555.02

Part of lands in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, T21N, R17E, City of Appleton, Outagamie County, Wisconsin containing 14,279 square feet (0.328 acres) for Public Right-Of-Way Purposes and described as follows;

Commencing at the Northwest corner of said Section 14;

Thence S89°51'46"E, 115.00 feet along the North line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 14 to the Point of Beginning;

Thence continue S89°51'46"E, 423.17 feet along said North line to the West right-of-way line and its northerly extension of Alvin Street;

Thence S00°04'20"W, 33.00 feet along said West right-of-way line;

Thence N89°51'46"W, 442.21 feet to the East right-of-way line of Richmond Street (STH "47");

Thence N30°03'49"E, 38.08 feet along said East line to the Point of Beginning.