



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Meeting Date: January 22, 2019

Common Council Meeting Date: February 6, 2019

Item: Dedication of Public Right-of-Way for an existing alley (northern portion of the parcels located at 208 & 218 E. Wisconsin Avenue).

Case Manager: Jessica Titel

GENERAL INFORMATION

Owner/Applicant: Gorman Investment, LLC and Simon Bakery, Inc. / City of Appleton c/o Ross Buetow

Location: Existing alley located along the northern limits of the parcels at 208 & 218 E. Wisconsin Avenue (Portion of Tax Id #'s 31-6-0521-00 and 31-6-0520-00)

Petitioner's Request: The applicant is requesting a dedication of land for public right-of-way for an alley to match the existing use.

BACKGROUND

The area proposed to be dedicated for public right-of-way is land that has historically been used and maintained as a public alley; however, it was recently discovered that the land has never been dedicated as public right-of-way. This dedication of public right-of-way for the alley will rectify this oversight and allow the City to continue maintaining this land as public right-of-way.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 2,313 square feet of land is included in the proposed right-of-way dedication. This includes part of parcel #'s 31-6-0521-00 and 31-6-0520-00.

Street Classification: The proposed right-of-way dedication is a public alley and is not identified on the City's Arterial/Collector Plan.

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: P Parking District and R-2 Two-Family District. The adjacent land uses to the north are currently two-family residential and a surface parking lot.

South: C-2 General Business District. The adjacent land use to the south is currently commercial.

East: R-1B Single-Family District and C-2 General Business District. The adjacent land use to the east is currently public right-of-way (alley).

Street Dedication – Alley

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West: R-2 Two-Family District and C-2 General Business District. The adjacent land use to the west is currently public right-of-way (alley).

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

Goal 4 – Transportation

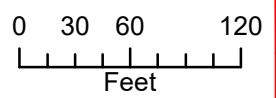
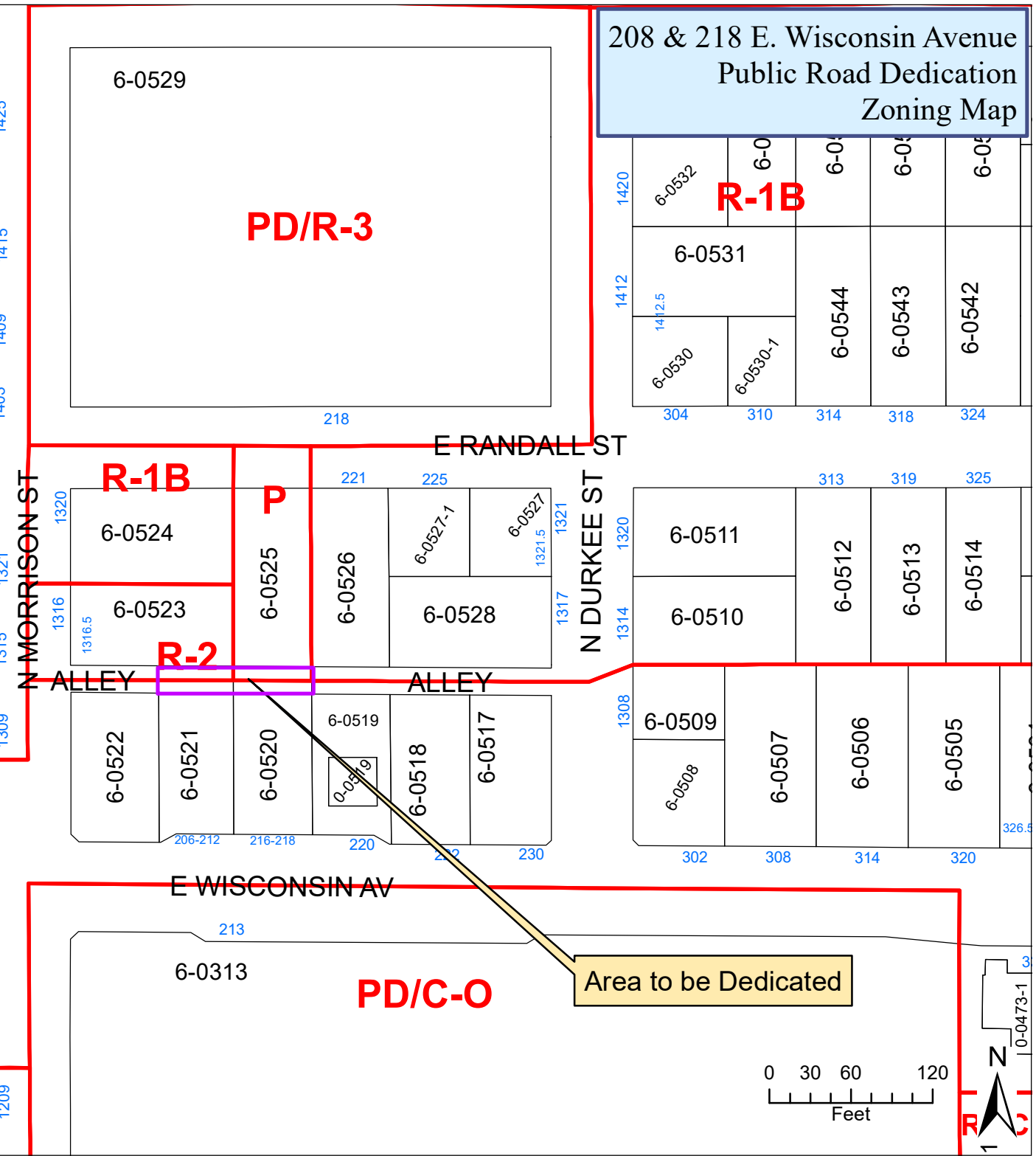
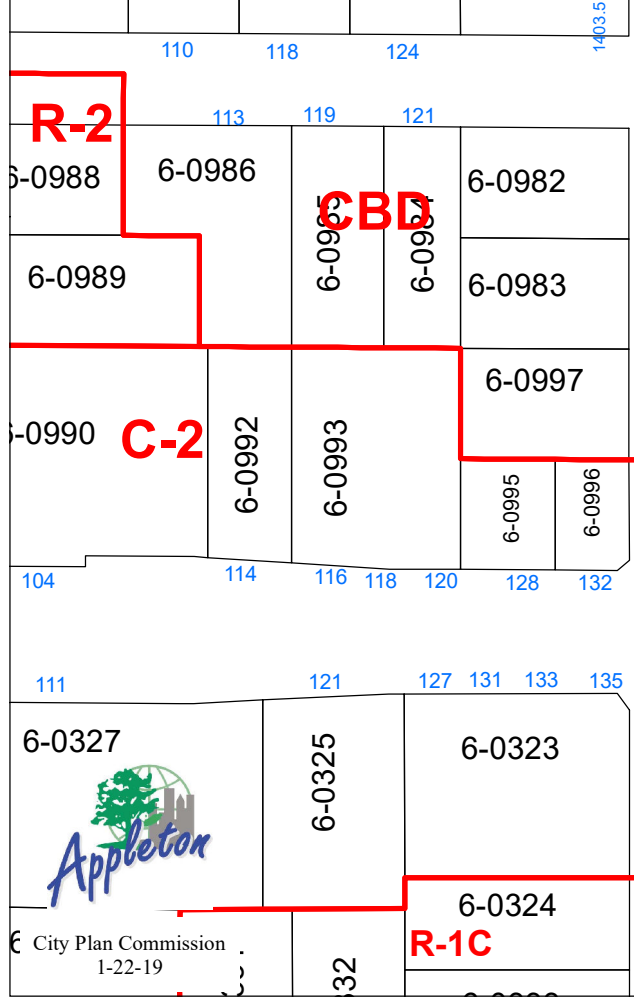
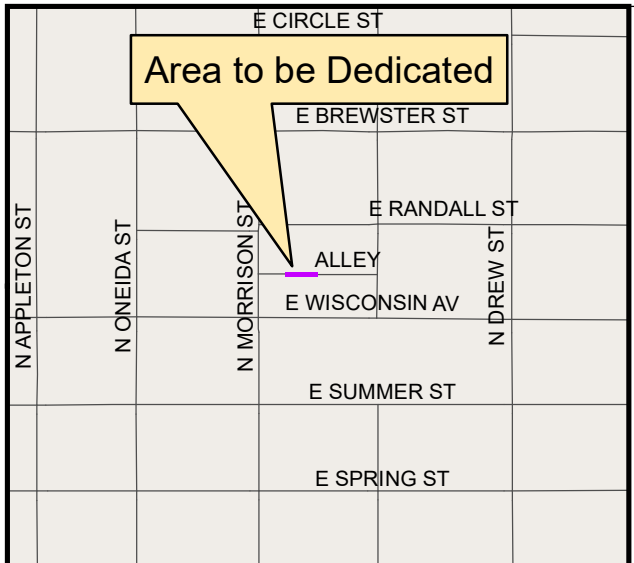
Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

Technical Review Group (TRG) Report: This item was discussed at the November 6, 2018 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 the alley located north of Wisconsin Avenue between N. Morrison Street and N. Durkee Street (northern limits of the parcels at 208 & 218 E. Wisconsin Avenue – portion of Tax Id #'s 31-6-0521-00 and 31-6-0520-00), as shown on the attached maps, **BE APPROVED**.

208 & 218 E. Wisconsin Avenue
Public Road Dedication
Zoning Map



208 & 218 E. Wisconsin Avenue
Public Road Dedication
Aerial Map

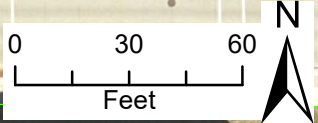
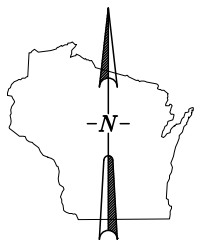
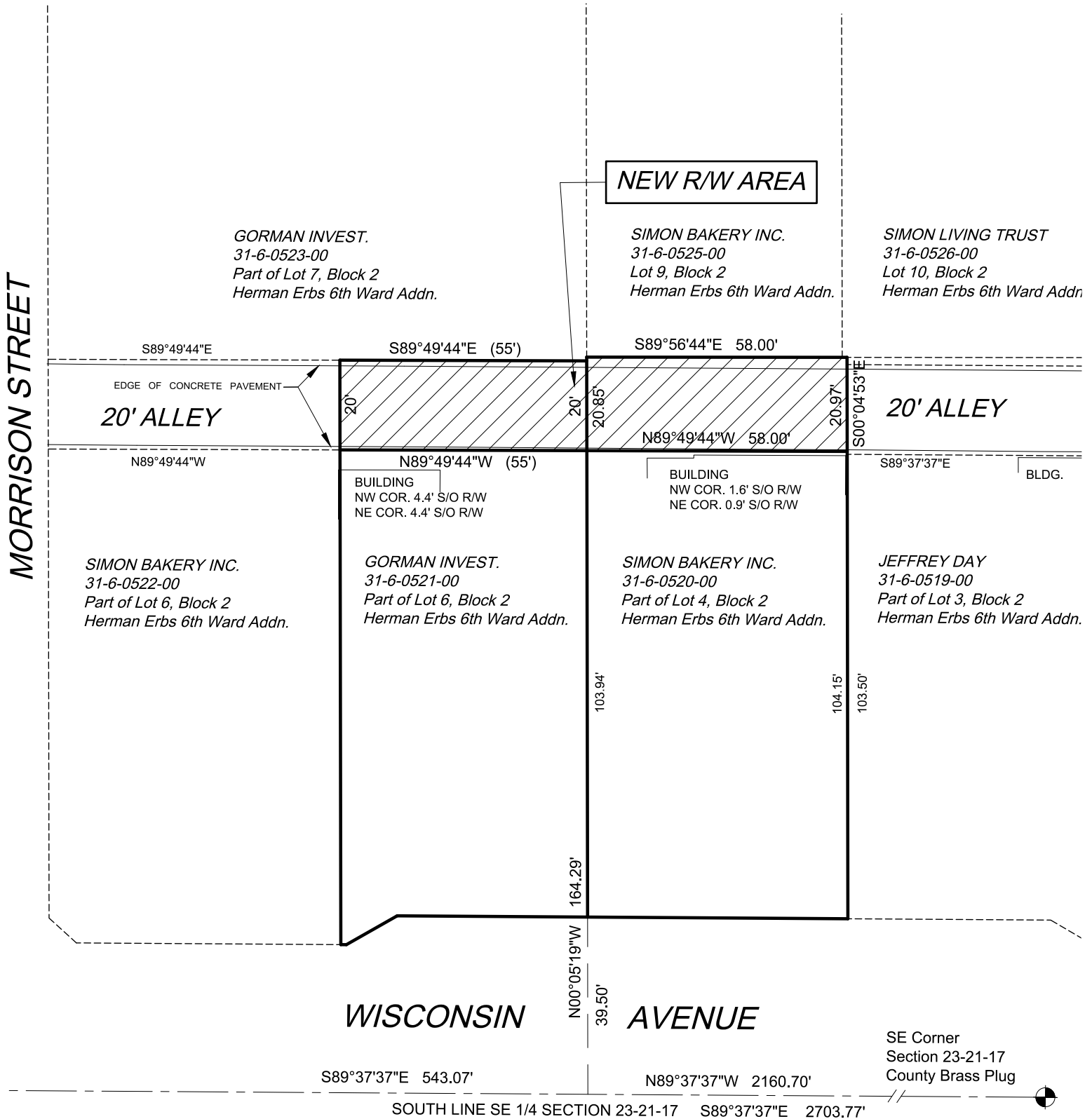
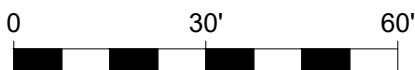


EXHIBIT "A"

**ALLEY EAST OF MORRISON STREET AND NORTH OF WISCONSIN AVENUE
RIGHT-OF WAY DEDICATION MAP, PART OF LOTS 4 AND 6, BLOCK 2, HERMAN ERBS 6TH WARD
ADDITION, ACCORDING TO THE RECORDED ASSESSORS MAP OF THE CITY OF APPLETON, LOCATED IN
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF
APPLETON, OUTAGAMIE COUNTY, WISCONSIN.**



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, SOUTH LINE OF THE SE 1/4 OF SECTION 23, T21N, R17E, RECORDED AS N89°37'37"W



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

DRAFTED BY: T. KROMM

20' WIDE ALLEY NORTH OF WISCONSIN WEST OF DURKEE STREET

PARCEL: 31-6-0520-00

Owner: Simon Bakery Inc., a Wisconsin Company

Part of Lot Four (4) of Block Two (2), **HERMAN ERBS 6TH WARD ADDITION**, being located in the Southeast Quarter (SE ¼) of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City containing 1,213 square feet of land and being further described by:

Commencing at the Southeast corner of said Section 23;

Thence North 89°37'37" West 2160.70 feet along the South line of the SE¼ of said Section 23 to the Southerly extension of the West line of said Lot 4;

Thence North 00°05'19" West 164.29 feet along said Westerly extension and then coincident with the West line of said Lot 4 to the Northwest corner thereof and being the point of Beginning;

Thence South 89°56'44" East 58.00 feet coincident with the North line of said Lot 4 to the Northeast corner thereof;

Thence South 00°04'53" East 20.97 feet coincident with the East line of said Lot 4;

Thence North 89°49'44" West 58.00 feet to the West line of said Lot 4;

Thence North 00°05'19" West 20.85 feet coincident with the West line of said Lot 4 to the point of beginning.

PARCEL: 31-6-0521-00

Owner: Gorman Investments LLC

The North 10 feet of the East 55 feet of Lot Six (6) and the South 10 feet of the East 55 feet of Lot Seven (7) All in Block Two (2), **HERMAN ERBS 6TH WARD ADDITION**, being located in the Southeast Quarter (SE ¼) of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City, containing 1,100 square feet of land m/l.