



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** April 23, 2019

**Common Council Meeting Date:** May 1, 2019

**Item:** Dedication of Public Right-of-Way for Vision Corner  
East Side of N. Kurey Drive/E. Broadway Drive

**Case Manager:** Don Harp

### GENERAL INFORMATION

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**Owner/Applicant:** Kurey Ridge, LLC, Robert DeBruin

**Location:** Generally located at the intersection (east side) of N. Kurey Drive and E. Broadway Drive  
(Tax Id #31-1-9310-22)

**Petitioner's Request:** The applicant is dedicating land for public right-of-way (vision corner) for the east side of the intersection of N. Kurey Drive and E. Broadway Drive at the request of the Department of Public Works, Engineering Division.

### BACKGROUND

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Certified Survey Map #05-19 is currently under review by City Staff. To make sure all intersections in the City are safe, the Department of Public Works, Engineering Division has requested a triangular vision corner space be dedicated to public right-of-way at this street intersection.

### STAFF ANALYSIS

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**Public Right-of-Way Dedication:** Approximately 500 square feet of land is included in the proposed right-of-way dedication.

**Street Classification:** The City's Arterial/Collector Plan Map identifies this portion of Kurey Drive and Broadway Drive as collector streets.

#### **Surrounding Zoning and Land Uses:**

North: City of Appleton; R-1B Single-Family District; Single-family residential and undeveloped land

South: Town of Grand Chute; Plamann Park

East: City of Appleton; R-1B Single-Family District; Single-family residential

West: City of Appleton; R-1B Single-Family District; Single-family residential and undeveloped land

**Street Dedication – Dedication of Public Right-of-Way for Vision Corner on the East Side of N. Kurey Drive/E. Broadway Drive**  
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**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 of the *Comprehensive Plan 2010-2030*.

*Goal 4 – Transportation*

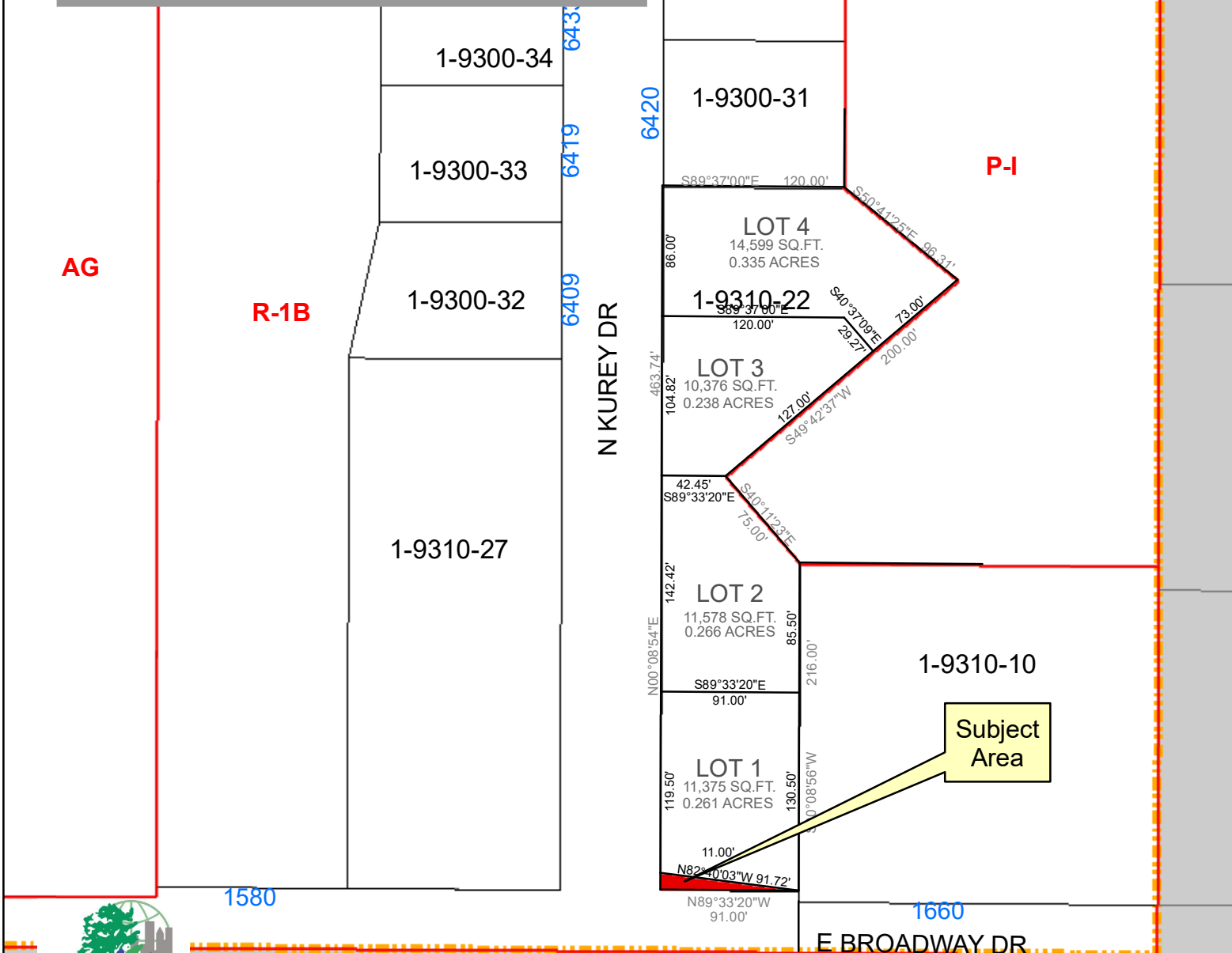
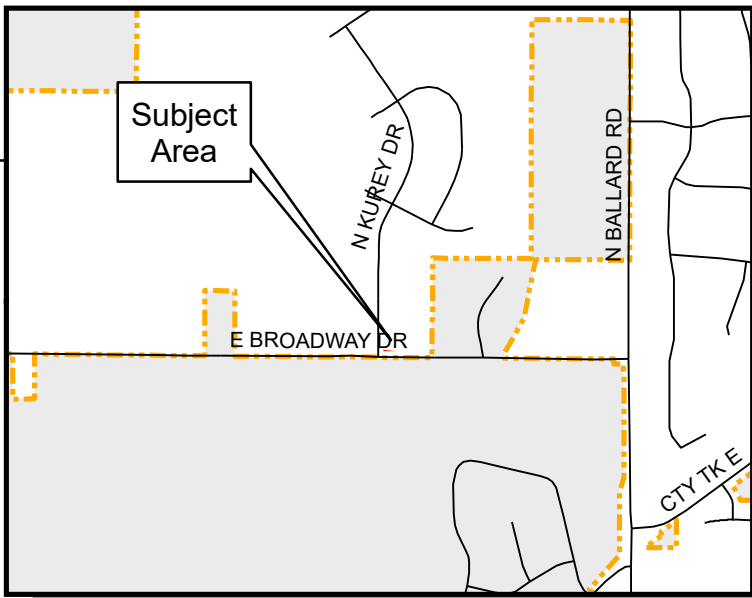
*Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.*

**RECOMMENDATION**

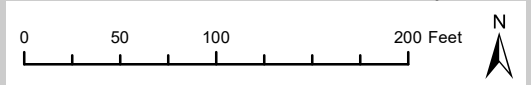
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Staff recommends the dedication of land for public right-of-way for the vision corner located on the east side of N. Kurey Drive/E. Broadway Drive road intersection, as shown on the attached maps, **BE APPROVED.**

Vision Corner Street  
Right-of-Way Dedication  
Kurey Drive and Broadway Drive (East)  
Zoning Map

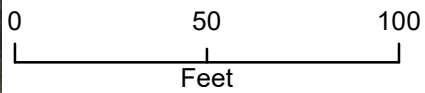
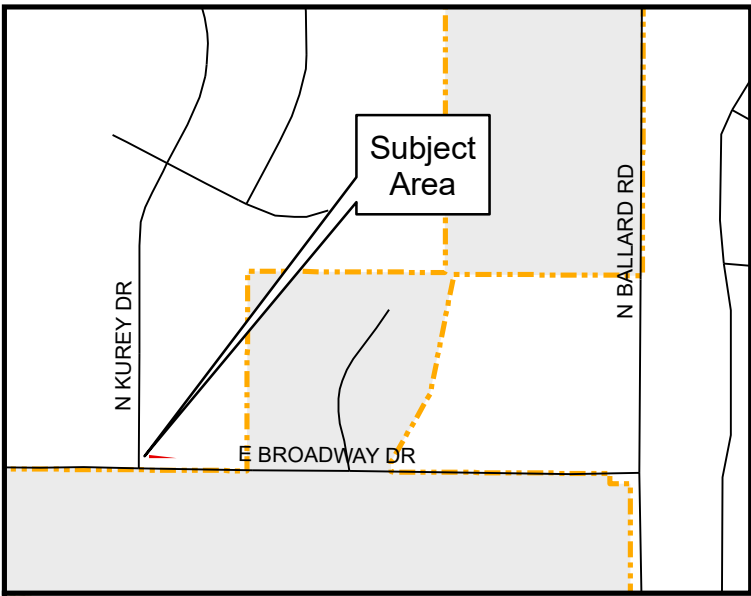


City Plan Commission  
4-23-19





Vision Corner Street  
 Right-of-Way Dedication  
 Kurey Drive and Broadway Drive (East)  
 Aerial Map





CERTIFIED SURVEY MAP NO. \_\_\_\_\_

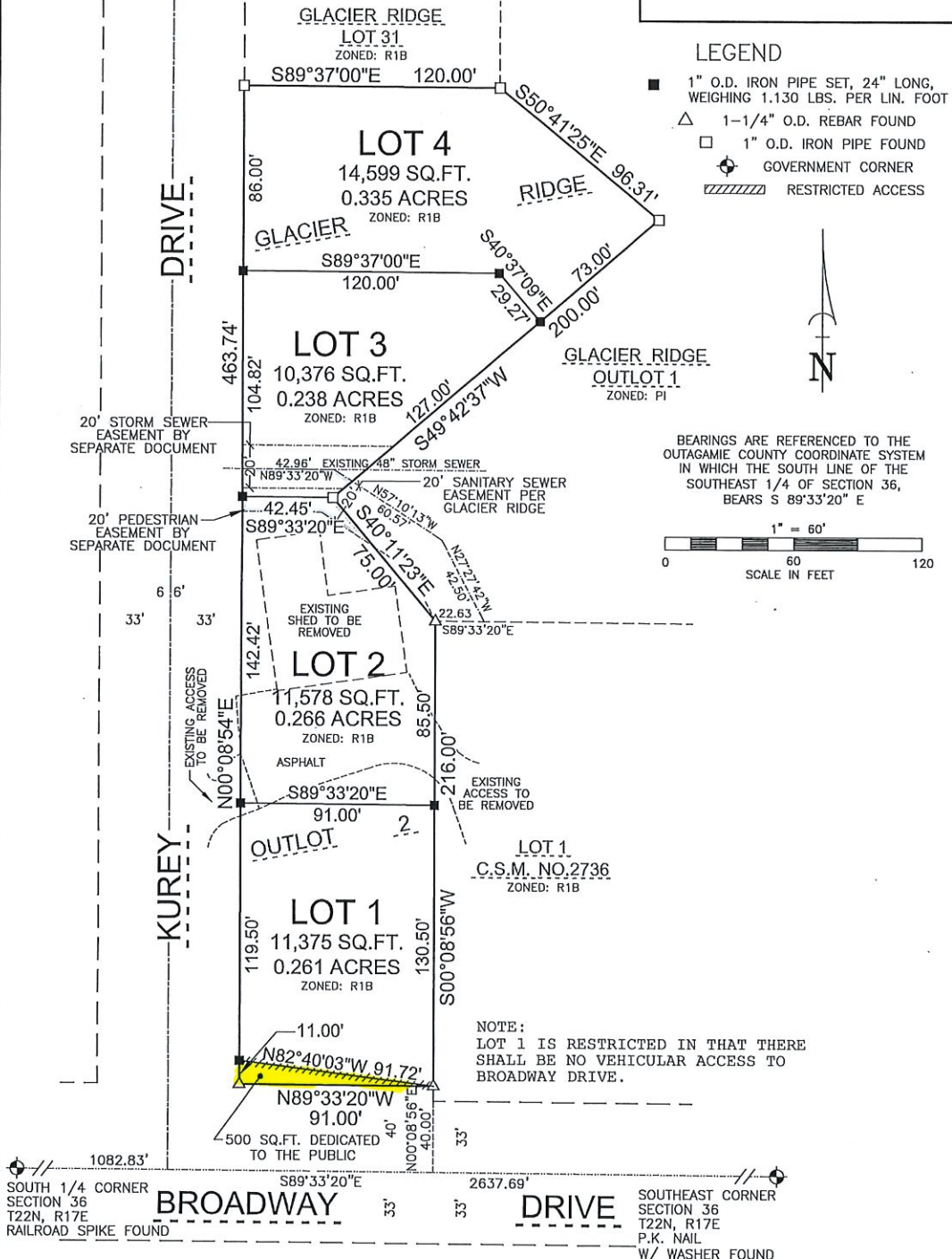
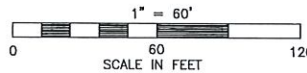
ALL OF OUTLOT 2, GLACIER RIDGE, AS RECORDED IN CABINET K, PAGES 79-81, AS DOCUMENT NO. 1805002, BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 36, TOWNSHIP 22 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

LEGEND

- 1" O.D. IRON PIPE SET, 24" LONG, WEIGHING 1.130 LBS. PER LIN. FOOT
- △ 1-1/4" O.D. REBAR FOUND
- 1" O.D. IRON PIPE FOUND
- ⊕ GOVERNMENT CORNER
- ▨ RESTRICTED ACCESS



BEARINGS ARE REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM IN WHICH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 36, BEARS S 89°33'20" E



NOTE:  
LOT 1 IS RESTRICTED IN THAT THERE SHALL BE NO VEHICULAR ACCESS TO BROADWAY DRIVE.

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SURVEY FOR:  
 KUREY RIDGE LLC  
 1718 VANZEELEND CT  
 LITTLE CHUTE, WI 54140

PROJECT NO. 1-1025-002  
 FILE 1-1025-002EastCSM.dwg SHEET 1 OF 3  
 THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar