



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Meeting Date: September 12, 2016

Common Council Meeting Date: September 21, 2016

Item: Dedication of Public Right-of-Way for Spartan Drive, Sommers Drive and Haymeadow Avenue

Case Manager: Don Harp

GENERAL INFORMATION

Owner/Applicant: City of Appleton; Owner
Thomas Kromm, City Surveyor; Applicant

Location: Generally located east of S.T.H. 47 and west of North Haymeadow Avenue, part of Tax ID #31-6-6000-00 and #31-6-6201-00

Petitioner's Request: Right-of-way dedication

BACKGROUND

The owner/applicant has submitted a Certified Survey Map for lands acquired to extend existing Haymeadow Avenue to the north and connect to officially mapped Spartan Drive and Sommers Drive. The owner is dedicating the subject area for public roadway purposes. The CSM is currently under review which is subject to the acceptance of the subject land for dedicated public right-of-way by the Plan Commission and Common Council.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 4.7495 acres of land is included in the proposed right-of-way dedication.

Street Classification: Sommers Drive, Spartan Drive and Haymeadow Avenue extended will be dedicated as collector streets.

Surrounding Zoning and Land Uses:

North: AG – City of Appleton – Undeveloped Agricultural land

Town of Grand Chute – Undeveloped Agricultural land

South: R-1B – City of Appleton – Residential

AG – City of Appleton – Undeveloped Agricultural land

Town of Grand Chute – Agricultural land

East: PD/R-2 – City of Appleton – Undeveloped Agricultural land

West: PD/R-3 – City of Appleton – Undeveloped Agricultural land

Street Dedication – Spartan Drive/Sommers Drive/Haymeadow Avenue
September 12, 2016
Page 2

Official Street Map: The proposed right-of-way dedication is consistent with the City of Appleton Official Street Map.

2010-2030 Comprehensive Plan: The City of Appleton 2010-2030 Comprehensive Plan identifies this area as an officially mapped road. The proposed public land dedication for road purposes is consistent with the following goal of the 2010-2030 Comprehensive Plan:

- **Goal 4 – Transportation** (Chapter 6)

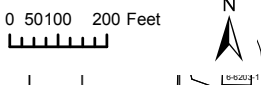
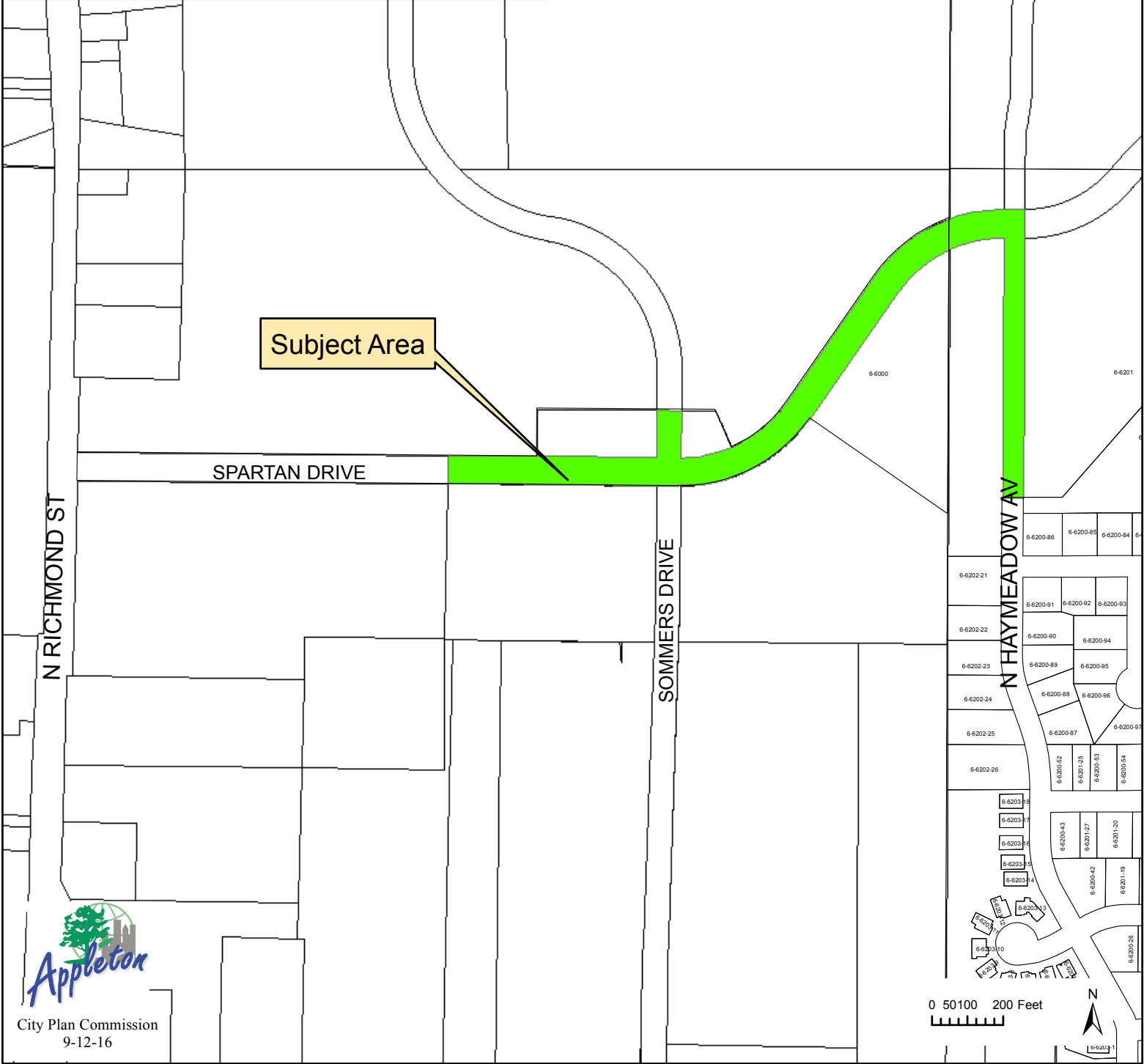
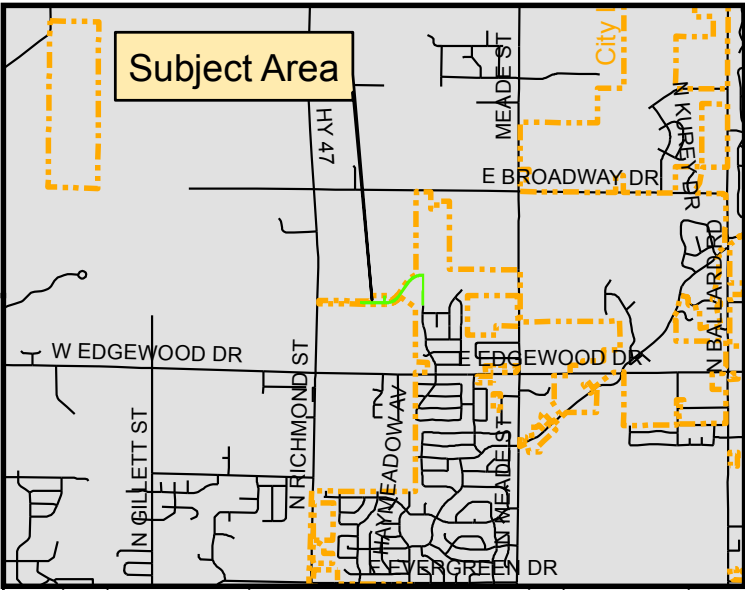
Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

Technical Review Group Report (TRG): This item was discussed at the August 23, 2016 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 Spartan Drive, Sommers Drive and Haymeadow Avenue as shown on the attached maps, **BE APPROVED**.

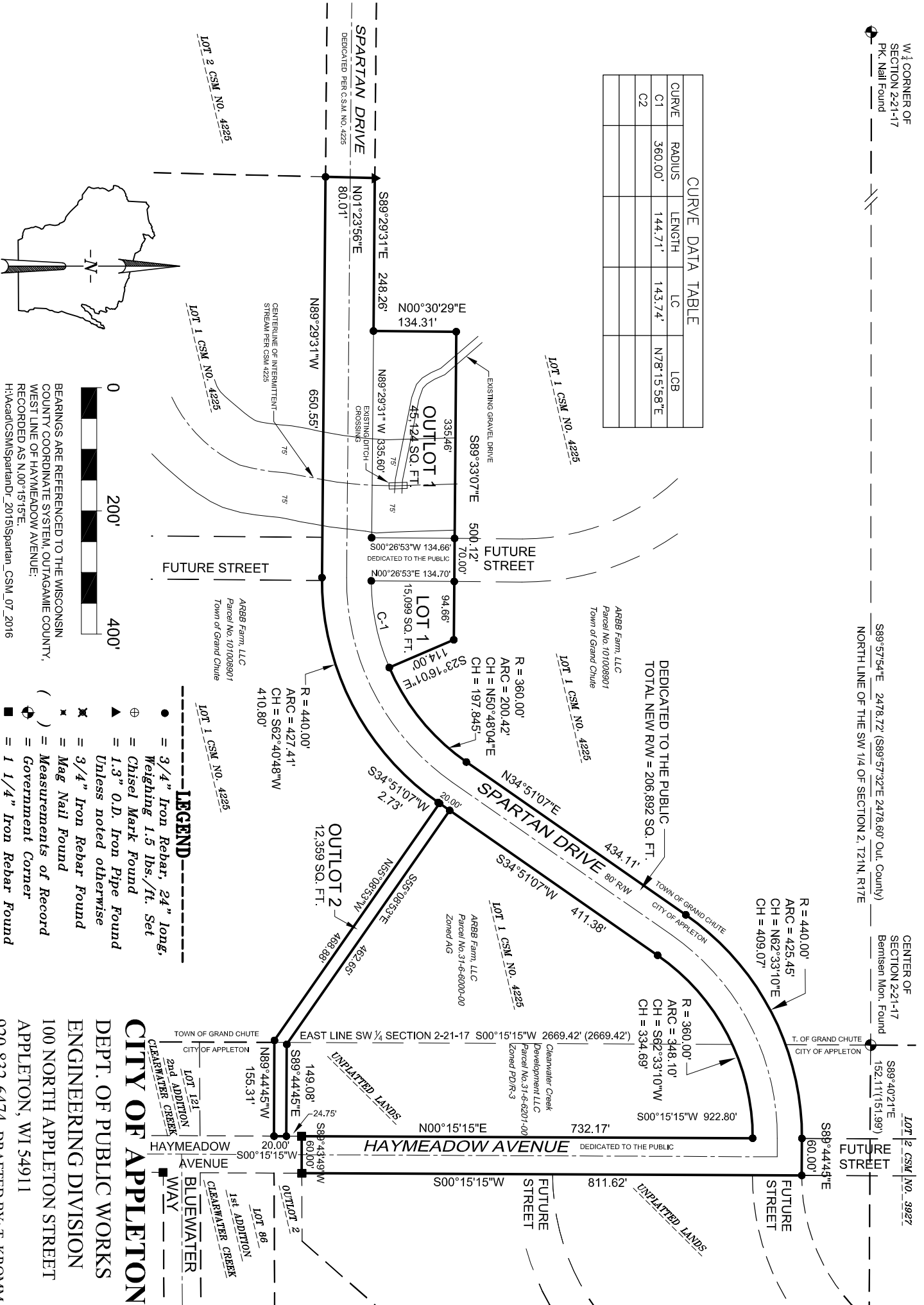
Sommers Drive, Spartan Drive and Haymeadow Avenue Street Dedication Zoning/Vicinity Map



CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4225, LOCATED IN AND BEING A PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN:

CURVE DATA TABLE			
CURVE	RADIUS	LENGTH	LCB
C1	360.00'	144.71'	N78°15'58"E
C2			



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, WEST LINE OF HAYMEADOW AVENUE. RECORDED AS N.00°15'15"E. H:\Acad\CMS\SpartanDr_2015\Spartan_CSM_07_2016

- LEGEND**
- = 3/4" Iron Rebar, 24" long, Weighing 1.5 lbs./ft. Set
 - ⊕ = Chisel Mark Found
 - ▲ = 1.3" O.D. Iron Pipe Found
 - ✕ = 3/4" Iron Rebar Found
 - ✕ = Mag Nail Found
 - () = Measurements of Record
 - ⊕ = Government Corner
 - = 1 1/4" Iron Rebar Found

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

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

SHEET 2 OF 3

I, Thomas M. Kromm, Wisconsin Registered Land Surveyor, certify that I have surveyed, divided and mapped under the direction of the City of Appleton, a part of Lot 1 of Certified Survey Map No. 4225, located in and being a part of the North ½ of the Southwest ¼ and the Northwest ¼ of the Southeast ¼ of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 6.4158 Acres (279,474 sq. ft. m/l) of land m/l and being further described as follows:

Commencing at the West Quarter corner of said Section 2;

Thence South 89°57'54" East 2478.72 feet;

Thence South 89°40'21" East 152.11 feet;

Thence South 00°15'15" West 922.80 feet m/l to the most North and West corner of Haymeadow Avenue per the 1st Addition to Clearwater Creek Estates and being the Point of Beginning;

Thence North 00°15'15" East 732.17 feet;

Thence Southwesterly 348.10 feet along the arc of a curve to the left having a radius of 360.00 feet and the chord of which bears South 62°33'10" West 334.69 feet;

Thence South 34°51'07" West 411.38 feet;

Thence South 55°08'53" East 462.65 feet;

Thence South 89°44'45" East 149.08 feet;

Thence South 00°15'15" West 20.00 feet;

Thence North 89°44'45" West 155.31 feet;

Thence North 55°08'53" West 468.88 feet;

Thence South 34°51'07" West 2.73 feet;

Thence Southwesterly 427.41 feet along the arc of a curve to the right having a radius of 440.00 feet and the chord of which bears South 62°40'48" West 410.80 feet;

Thence North 89°29'31" West 650.55 feet;

Thence North 01°23'56" East 80.01 feet;

Thence South 89°29'31" East 248.26 feet;

Thence North 00°30'29" East 134.31 feet;

Thence South 89°33'07" East 500.12 feet;

Thence South 23°16'01" East 114.00 feet;

Thence Northeasterly 200.42 feet along the arc of a curve to the left having a radius of 360.00 feet and the chord of which bears North 50°48'04" East 197.845 feet;

Thence North 34°51'07" East 434.11 feet;

Thence Northeasterly 425.45 feet along the arc of a curve to the right having a radius of 440.00 feet and the chord of which bears North 62°33'10" East 409.07 feet;

Thence South 89°44'45" East 60.00 feet;

Thence South 00°15'15" West 811.62 feet;

Thence South 89°43'49" West 60.00 feet to the Point of Beginning.

Said lands subject to all easements and restrictions of record.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Appleton subdivision ordinance in surveying, combining or dividing and mapping the same. That this map is a correct representation of all exterior boundaries of the land surveyed and the combination or division thereof.

Dated this _____ day of _____, 2016.

Wisconsin Registered Land Surveyor: Thomas M. Kromm

This Certified Survey Map is a part of tax parcels 31-6-6000-00 and 31-6-6201-00.

This Certified Survey Map is contained within the property described in the following recorded instruments:

W.D. Doc. No. 2076809 and W.D. Doc. No. 2076810.

CERTIFIED SURVEY MAP NO. _____

CORPORATE OWNER'S CERTIFICATE:

SHEET 3 OF 3

City of Appleton, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, hereby certify that we caused the land above to be surveyed, combined, dedicated and or mapped all as shown and represented on this map.

Mayor Date

City Clerk Date

STATE OF WISCONSIN)
) SS
OUTAGAMIE COUNTY)

Personally came before me on this ____ day of _____, 2016, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary

My commission expires _____

TREASURER'S CERTIFICATE:

I, being the duly elected, qualified and acting treasurer, do hereby certify that there are no unpaid taxes or unpaid special assessments on of the lands included in this Certified Survey Map as of:

City Treasurer Date

County Treasurer Date

CITY OF APPLETON APPROVAL:

Approved by the City of Appleton on this ____ day of _____.

Mayor

City Clerk