



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Meeting Date: December 11, 2018

Common Council Meeting Date: December 19, 2018

Item: Dedication of Public Right-of-Way for Appleton Street

Case Manager: David Kress

GENERAL INFORMATION

Owner/Applicant: City of Appleton c/o Tom Kromm

Location: Generally located at the east end of Jones Park, along the west line of existing Appleton Street right-of-way (part of parcel #31-2-0116-01)

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

BACKGROUND

As a part of the effort to convert Appleton Street to two-way traffic, the Department of Public Works anticipates construction of a new bridge near the subject area in 2019. During this project, the parking lot located off of Rocky Bleier Run and beneath the bridge will also be reconstructed. By expanding the size of Appleton Street right-of-way, the applicant's request would allow the bridge and parking lot projects to occur entirely within the public right-of-way, which simplifies the review and approval processes.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 8,246 square feet of land is included in the proposed right-of-way dedication. This includes part of parcel #31-2-0116-01 (width varies).

Street Classification: The City's Arterial/Collector Plan Map identifies this portion of Appleton Street as an arterial street.

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 public/institutional and residential in nature.

North: PD/R-3 Planned Development Multi-Family District. The adjacent land uses to the north are currently multi-family residential.

South: CBD Central Business District. The adjacent land use to the south is currently Jones Park.

East: CBD Central Business District. Existing Appleton Street right-of-way is immediately east of the subject property.

West: CBD Central Business District. The adjacent land use to the west is currently Jones Park.

Street Dedication – Appleton Street

December 11, 2018

Page 2

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

Goal 4 – Transportation

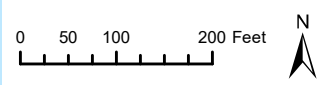
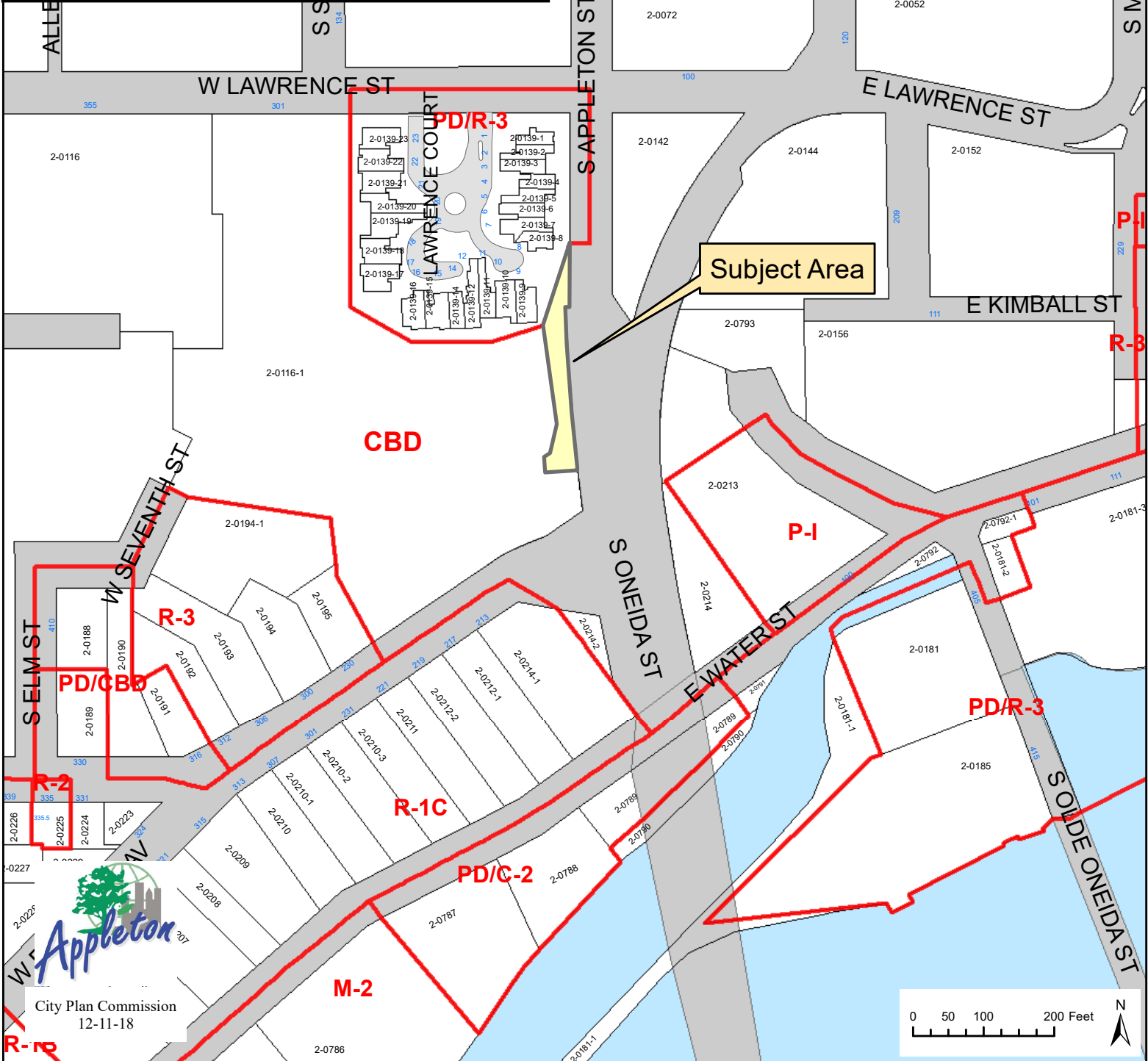
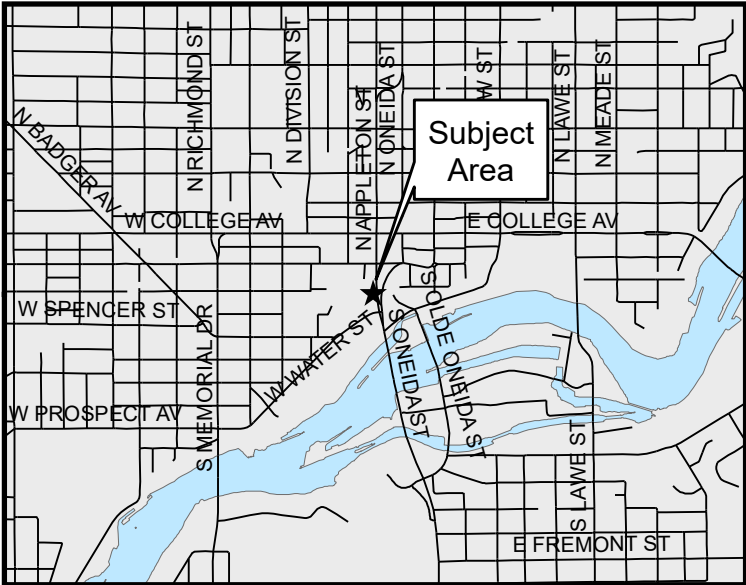
Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

Technical Review Group (TRG) Report: This item was discussed at the November 20, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

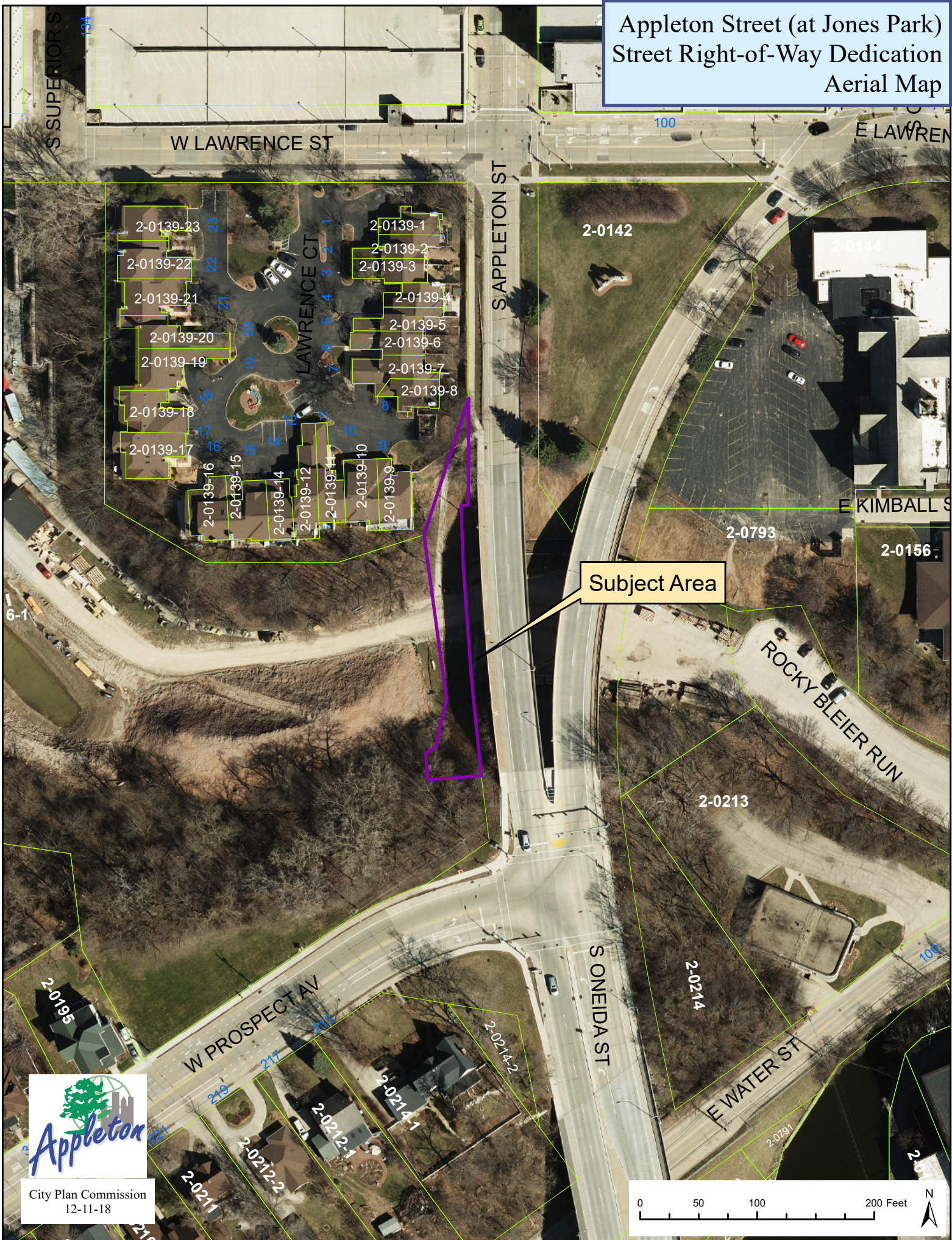
RECOMMENDATION

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

Appleton Street (at Jones Park) Street Right-of-Way Dedication Zoning Map



Appleton Street (at Jones Park) Street Right-of-Way Dedication Aerial Map



Subject Area



City Plan Commission
12-11-18

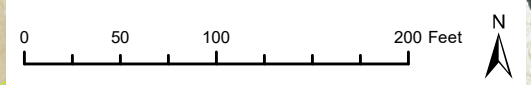
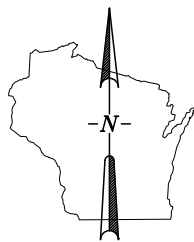
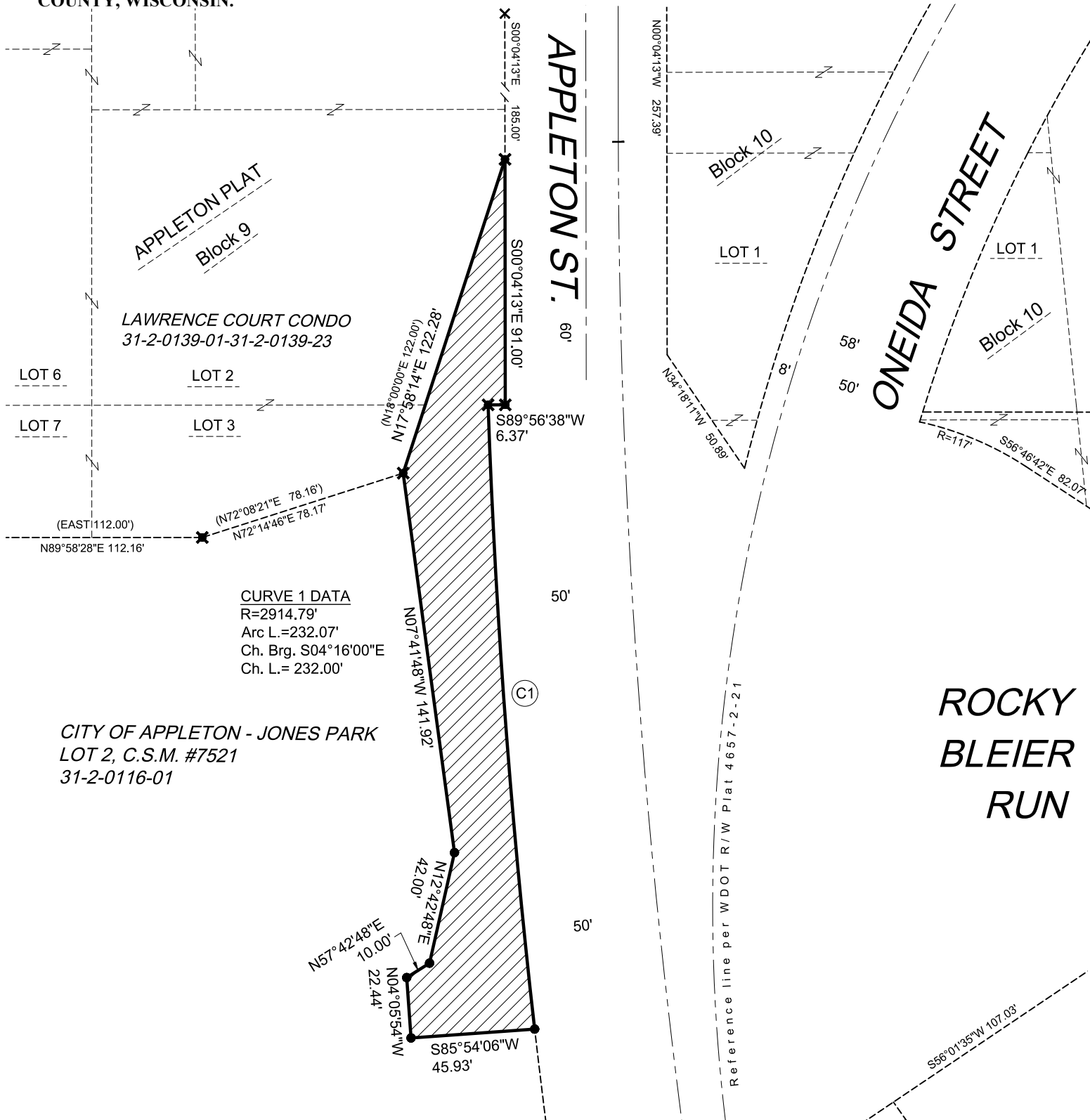


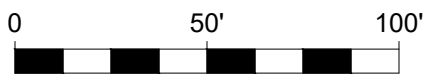
EXHIBIT "A"

APPLETON STREET AND ONEIDA STREET

RIGHT-OF-WAY MONUMENTATION MAP, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26, 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 SW 1/4 OF SECTION 26, RECORDED AS N.89°58'34"W.



LEGEND

- = 3/4" x 24" Iron Rebar set
- ✕ = Iron Rebar Found
- ⊙ = Government Corner
- ▲ = Iron Pipe Found
- ✕ = Chisel Mark Found
- - - = Historic Parcel Line
- () = Measurement of Record
- ▨ = Acquisition(Fee) Area

DATED THIS ____ DAY OF ____ 2018
 THOMAS M. KROMM



SCHEDULE OF LAND AND INTERESTS REQUIRED

PARCEL NO.	SHEET NO.	OWNER	INTEREST	NEW AREA	EXISTING	REMAINING
1	1	CITY OF APPLETON	FEE	8,246 SQ. FT.	233,731 SQ. FT.	225,485 SQ. FT.

CITY OF APPLETON

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

DRAFTED BY: T. KROMM

Owner: City of Appleton

Parcel 31-2-0116-01

Fee Interest: 8,246 total Sq. Ft. of new right of way

Part of Lot Two (2) of **Certified Survey Map No. 7521**, being located in the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section Twenty-Six (26), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin, containing 8,246 square feet of land and being further described by: Commencing at the Southwest corner of Appleton Street and Lawrence Street and being coincident with the Northeast corner of Block Nine (9) of the Second Ward Plat (Aka Appleton Plat), according to the recorded Assessor's Plat of the City of Appleton;

Thence South 00°04'13" East 185.00 feet along the West line of Appleton Street and being coincident with the East line of said Block 9 to the most East and North corner of Lot 2 of said Certified Survey Map No. 7521 and being the point of Beginning;

Thence continue South 00°04'13" East 91.00 feet coincident with the West line of Appleton Street;

Thence South 89°56'38" West 6.37 feet;

Thence Southeasterly 232.07 feet along the arc of a curve to the left having a radius of 2914.79 feet and the chord of which bears South 04°16'00" East 232.00 feet and being coincident with the Westerly line of Appleton Street per Wisconsin Department of Transportation Right of Way Plat 4657-2-21;

Thence South 85°54'06" West 45.93 feet;

Thence North 04°05'54" West 22.44 feet;

Thence North 57°42'48" East 10.00 feet;

Thence North 12°42'48" East 42.00 feet;

Thence North 07°41'48" West 141.92 feet;

Thence North 17°58'14" East 122.28 feet to the point of beginning.

SEE ALSO ATTACHED EXHIBIT "A"