



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Meeting Date: January 20, 2014

Common Council Meeting Date: February 5, 2014

Item: Dedication of Public Right-of-Way, Cherryvale Avenue

Case Manager: Brad Schmidt, AICP

A handwritten signature in blue ink, appearing to be "BS", is written next to the Case Manager information.

GENERAL INFORMATION

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

Location: Generally located east of the French Road and north of Evergreen Drive

Petitioner's Request: Dedicate land to the public to "connect existing Cherryvale Avenue to the north and south. Additionally for an east-west access road to a land-locked parcel" east of Cherryvale Avenue.

BACKGROUND

The City is constructing the connecting north-south section of Cherryvale Avenue which is currently improved south in the Village of Little Chute and north through Apple Creek Estates subdivision. A certified survey map (CSM) has been submitted and approved subject to the acceptance of the subject land for public right-of-way by the Plan Commission and City Council.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 1.4 acres (61,000 square feet) of land is included in the proposed right-of-way dedication for the north-south Cherryvale Avenue (1.1 acres) extension and the unnamed east-west access road (0.28 acres).

Street Classification: The City's Arterial Plan identifies this portion of Cherryvale Avenue as a collector street.

Surrounding zoning and land uses:

North: R-2 – Undeveloped (Agriculture)
South: N/A – Village of Little Chute
East: R-3 – Undeveloped (Agriculture)
West: R-3 – Undeveloped (Agriculture)

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

Street Dedication

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- **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 November 26, 2013, Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends the dedication of public right-of-way for the north-south extension of Cherryvale Avenue and the east-west access road as shown on the attached map, **BE APPROVED**.



EXHIBIT "A"

