



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: June 28, 2023

Common Council Meeting Date: July 19, 2023

Item: Dedication of Public Right-of-Way for North Providence Avenue and East Baldeagle Drive

Case Manager: Lindsey Kemnitz, Principal Planner

GENERAL INFORMATION

Owner/Applicant: City of Appleton c/o Tom Kromm, Department of Public Works.

Location: The subject sites are located adjacent to North Lightning Drive.

Petitioner's Request: The applicant is requesting to dedicate land for public right-of-way for North Providence Avenue and East Baldeagle Drive.

BACKGROUND

On May 3, 2023, the Common Council approved the Annexation Ordinance for this segment of North Providence Avenue and East Baldeagle Drive. The property was officially annexed into the City on May 9, 2023 at 12:01 a.m.

On June 21, 2023, the Common Council approved the Rezone Ordinance for this segment of North Providence Avenue and East Baldeagle Drive from temporary AG Agricultural District to P-I Public Institutional District pursuant to Rezoning #2-23.

Officially mapped North Providence Avenue from North Lightning Drive to East Edgewood Drive went into effect on May 3, 2012 via Ordinance No. 36-12. The proposed right-of-way dedication for East Baldeagle Drive is generally consistent with the City of Appleton Official Street Map.

STAFF ANALYSIS

Public Right-of-Way Dedication: The owner/applicant has submitted a Certified Survey Map (CSM) to dedicate 37,175 square feet of land for right-of-way, approximately 27,293 square feet for the extension of North Providence Avenue and 9,882 square feet for the extension of East Baldeagle Drive. The CSM, currently under review by staff, is subject to the acceptance of the public right-of-way dedication by Plan Commission and Common Council.

Street Classification and Width: Future North Providence Avenue and East Baldeagle Drive are classified as collector streets on the City's Arterial/Collector Plan. The right-of-way width for this portion of North Providence Avenue will be 66 feet wide, and the right-of-way width for this portion of East

Dedication of Public Right-of-Way – North Providence Avenue and East Baldeagle Drive

June 28, 2023

Page 2

Baldeagle Drive will be 70 feet wide, which complies with the Subdivision Ordinance Design Standards Section 17-25(d).

Surrounding Zoning Classification and Land Uses:

North: Town of Grand Chute. AGD – General Agricultural District. The adjacent land use to the north is currently agricultural land.

South: City of Appleton. P-I Public Institutional District and Town of Grand Chute. AGD – General Agricultural District. The adjacent land use to the south is currently agricultural land.

West: City of Appleton. P-I Public Institutional District and R-1B Single-family District. The adjacent land use to the west is currently public right-of-way.

East: City of Appleton. P-I Public Institutional District, AG Agricultural District and Town of Grand Chute. AGD – General Agricultural District. The adjacent land use to the east is currently agricultural land and public right-of-way.

Comprehensive Plan 2010-2030: The City of Appleton 2010-2030 Comprehensive Plan Map identifies the subject area as Officially Mapped North Providence Avenue and One/Two Family Residential. The proposed dedication is consistent with the following goals and objectives 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.

OBJECTIVE 6.1 Transportation:

Plan for the safe and efficient movement of vehicles on local and regional roads.

OBJECTIVE 6.8 Transportation:

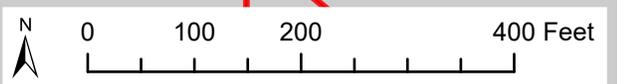
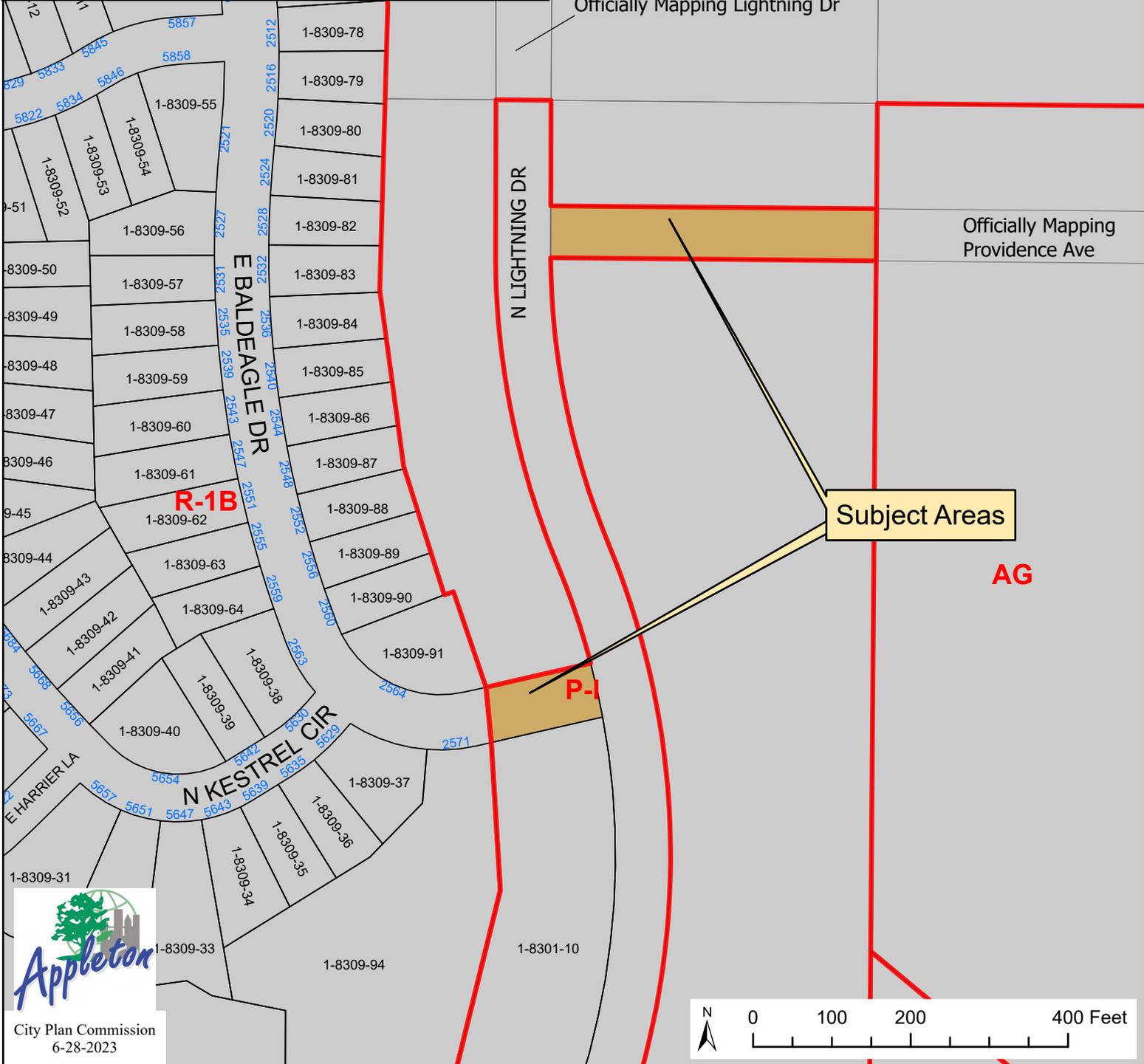
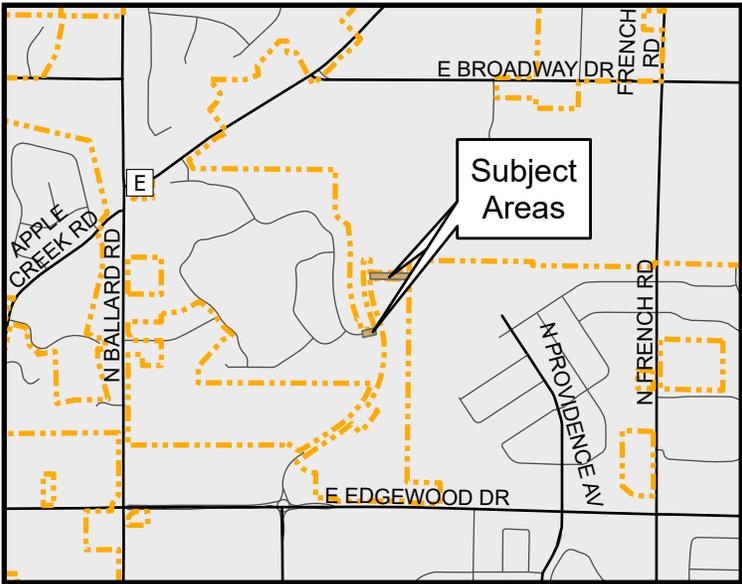
Implement transportation improvements which also support the City's desired land use, housing and neighborhood goals, objectives, and policies.

Technical Review Group (TRG) Report: This item appeared on the June 6, 2023 TRG Agenda. No negative comments were received from participating departments.

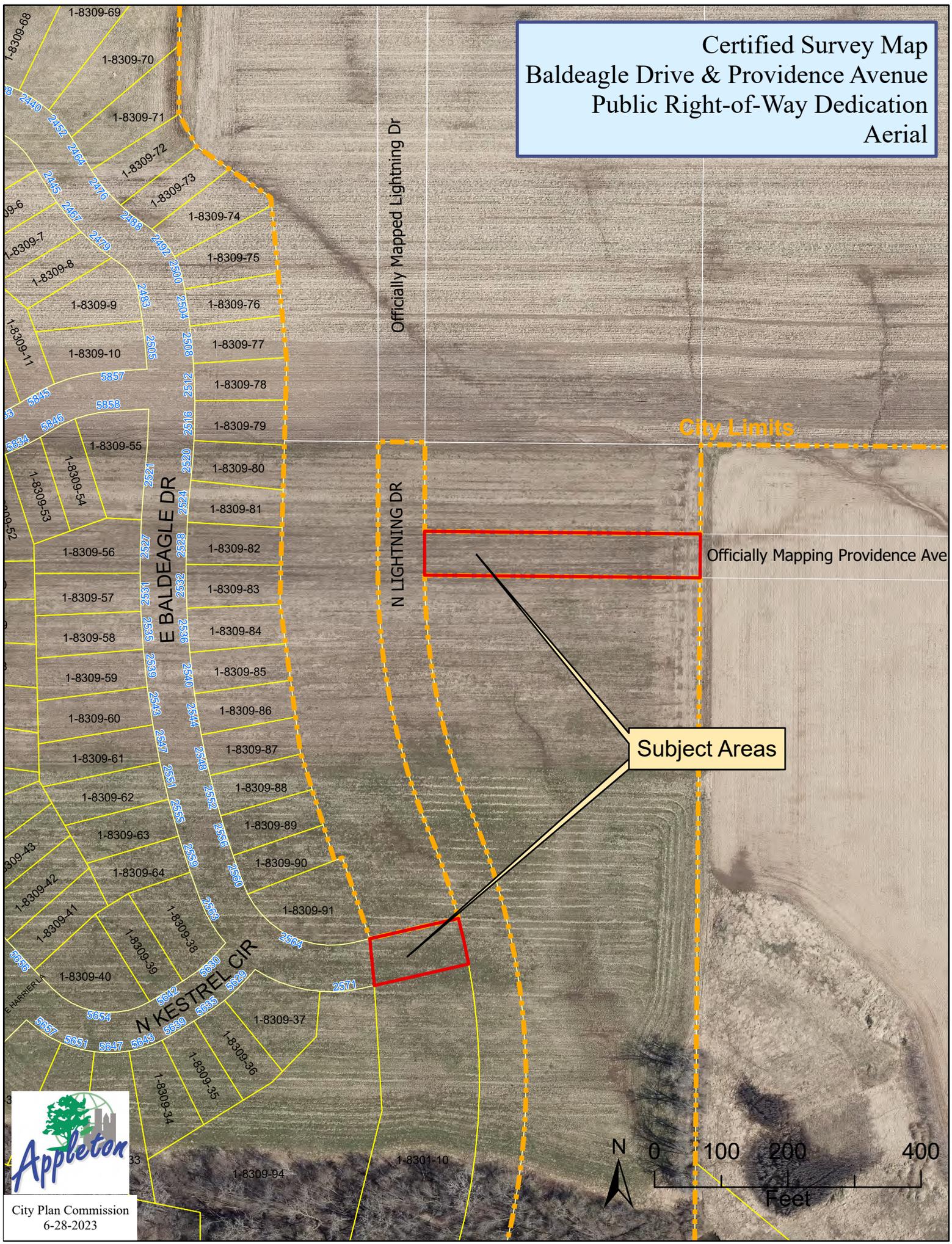
RECOMMENDATION

Staff recommends the dedication of land for public right-of-way for North Providence Avenue and East Baldeagle Drive, as shown on the attached map, **BE APPROVED**.

Certified Survey Map
 Baldeagle Drive & Providence Avenue
 Public Right-of-Way Dedication
 Vicinity Map



Certified Survey Map
Baldeagle Drive & Providence Avenue
Public Right-of-Way Dedication
Aerial

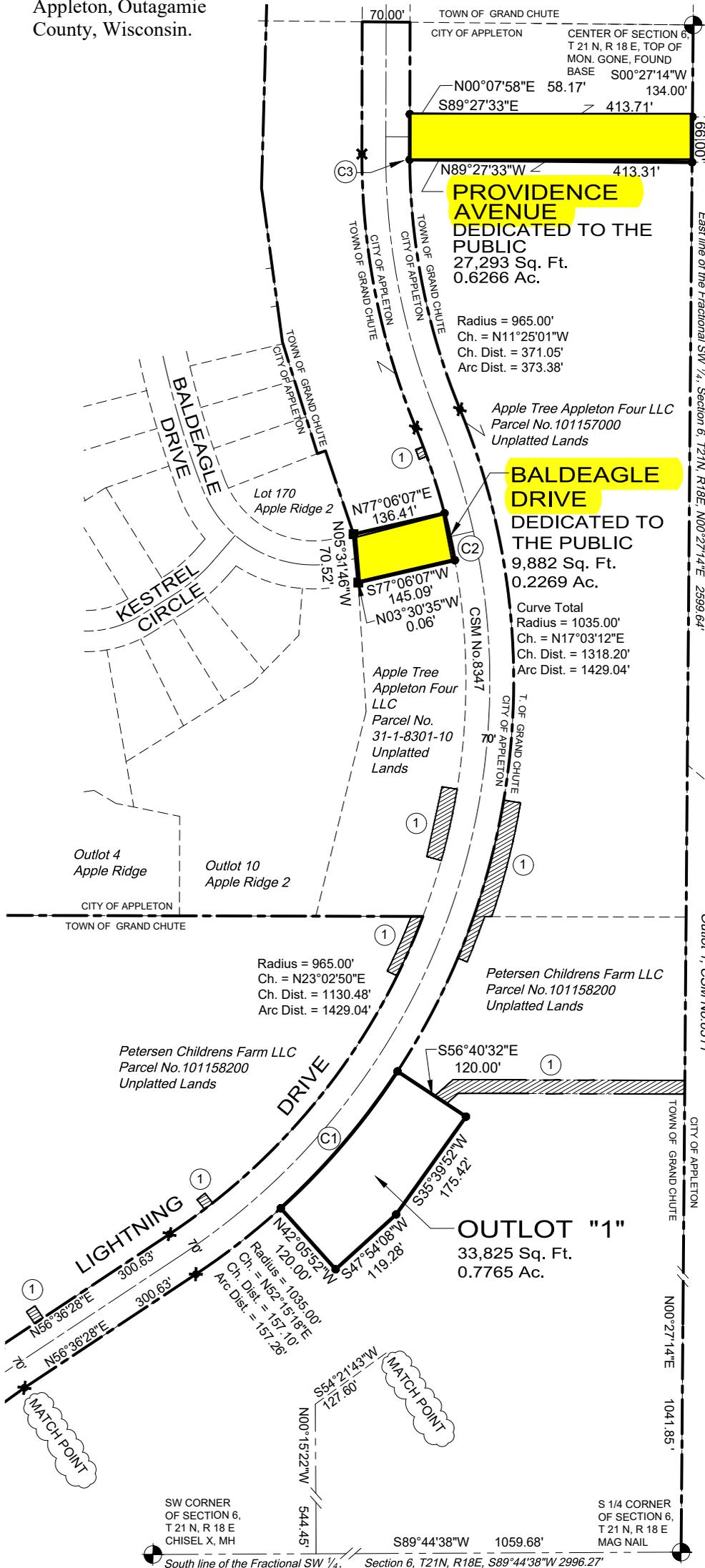


City Plan Commission
6-28-2023

CERTIFIED SURVEY MAP NO.

Part of the Southeast 1/4 of the Fractional Southwest 1/4 and the Northeast 1/4 of the Fractional Southwest 1/4 of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

SHEET 1 OF 3



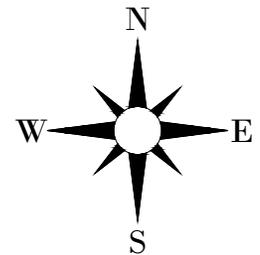
OFFICIALLY (66' r/w) MAPPED PROVIDENCE AVENUE

*Emerald Valley Estates LLC
Parcel No. 31-1-7600-00
Unplatted Lands*

CURVE DATA TABLE				
CURVE	RADIUS	LENGTH	LC	LCB
C1	1035.00'	263.34'	262.63'	N40°36'48"E
C2	965.00'	70.02'	70.00'	S12°35'31"E
C3	965.00'	7.83'	7.83'	N00°05'59"W

① = Easements by document #2286607 and #2284344

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



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, SOUTH LINE OF THE FRACTIONAL SW 1/4 SECTION 6, T.21N., R.18E.; WHICH BEARS N89°44'38"E
H:\Acad\CSM\2023\Baldeagle_Providence_Pond_03_2023



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. _____

Part of the Southeast 1/4 of the Fractional Southwest 1/4 and the Northeast 1/4 of the Fractional Southwest 1/4 of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

SURVEYOR'S CERTIFICATE:

SHEET 2 OF 3

A part of the Northeast 1/4 of the Fractional Southwest 1/4 and the Southeast 1/4 of the Fractional Southwest 1/4 of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin, containing 71,000 Square Feet (1.630 Acres) of land and being further described as follows:

Commencing at the South 1/4 corner of said Section 6;

Thence South 89°44'38" West 1059.68 feet along the South line of the Fractional SW 1/4 of said Section 6;

Thence North 00°15'22" West 544.45 feet to point number 185 of Transportation Project Plat No: 0000-0G-17-4.02 recorded as document number 2070341 of the Outagamie County Register of Deeds Office;

Thence North 54°21'43" East 127.60 feet; Thence North 56°36'28" East 300.63 feet;

Thence Northeasterly 157.26 feet along the arc of curve to the left having a radius of 1,035.00 feet and the chord of which bears North 52°15'18" East 157.10 feet to the point of beginning;

Thence continue Northeasterly 263.34 feet along the arc of a curve to the left having a radius of 1035.00 feet and the chord of which bears North 40°36'48" East 262.63 feet; Thence South 56°40'32" East 120.00 feet;

Thence South 35°39'52" West 175.42 feet; Thence South 47°54'08" West 119.28 feet;

Thence North 42°05'52" West 120.00 feet to the point of beginning.

And

Commencing at the South 1/4 corner of said Section 6;

Thence South 89°44'38" West 1059.68 feet along the South line of the Fractional SW 1/4 of said Section 6;

Thence North 00°15'22" West 544.45 feet to point number 185 of Transportation Project Plat No: 0000-0G-17-4.02 recorded as document number 2070341 of the Outagamie County Register of Deeds Office;

Thence North 33°23'32" West 80.00 feet; Thence North 58°51'13" East 127.60 feet;

Thence North 56°36'28" East 300.63 feet;

Thence Northeasterly 1130.48 feet along the arc of curve to the left having a radius of 965.00 feet and the chord of which bears North 23°02'50" East 1066.94 feet to the point of beginning;

Thence South 77°06'07" West 145.09 feet to the Southeast end of Baldeagle Drive according to Apple Ridge 2;

Thence North 03°30'35" West 0.06 feet coincident with the East line of Apple Ridge 2;

Thence North 05°31'46" West 70.52 feet coincident with the East line of Apple Ridge 2 to the Northeast end of Baldeagle Drive;

Thence North 77°06'07" East 136.41 feet;

Thence Southerly 70.02 feet along the arc of a curve to the right having a radius of 965.00 feet and the chord of which bears South 12°35'31" East 70.00 feet to the point of beginning.

And

Commencing at the South 1/4 corner of said Section 6;

Thence South 89°44'38" West 1059.68 feet along the South line of the Fractional SW 1/4 of said Section 6;

Thence North 00°15'22" West 544.45 feet to point number 185 of Transportation Project Plat No: 0000-0G-17-4.02 recorded as document number 2070341 of the Outagamie County Register of Deeds Office;

Thence North 54°21'43" East 127.60 feet; Thence North 56°36'28" East 300.63 feet;

Thence Northerly 1429.04 feet along the arc of a curve to the left having a radius of 1,035.00 feet and the chord of which bears North 17°03'12" East 1318.20 feet;

Thence Northerly 373.38 feet along the arc of a curve to the right having a radius of 965.00 feet and the chord of which bears North 11°25'01" West 371.05 feet to the point of beginning;

Thence continue Northerly 7.83 feet along the arc of a curve to the right having a radius of 965.00 feet and the chord of which bears North 00°05'59" West 7.83 feet; Thence North 00°07'58" East 58.17 feet;

Thence South 89°27'33" East 413.71 feet to the East line of the Fractional Southwest 1/4 of said Section 6;

Thence South 00°27'14" West 66.00 feet coincident with the East line of the Fractional Southwest 1/4 of said Section 6;

Thence North 89°27'33" West 413.31 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, dividing and mapping the same. That this map is a correct representation of all exterior boundaries of the land surveyed and the division thereof.

Dated this _____ day of _____, 2023.

Wisconsin Professional Land Surveyor: Thomas M. Kromm

This Certified Survey Map is all of tax parcel: 31-1-8301-11 and also lands with no parcel number assigned due to the fact they are intended to be dedicated as right of way.

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

Document No.2284343 and 2286607. The property owner of record is the City of Appleton.

