



## 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 Spartan Drive and Meade Street

**Case Manager:** David Kress

### **GENERAL INFORMATION**

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

**Location:** Generally located west of North Meade Street and south of East Broadway Drive (part of parcel #31-6-6100-60)

**Petitioner's Request:** The applicant is requesting a dedication of land for public right-of-way for Spartan Drive and Meade Street.

### **BACKGROUND**

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On March 5, 2008, Common Council adopted Ordinance 51-08, which amended the City's Official Map to officially map the location of an east-west roadway to be known as Spartan Drive. The public right-of-way dedication for part of Spartan Drive, located immediately south of the subject area, was approved by Common Council on September 21, 2016 and formalized with the recording of Certified Survey Map 7356.

On February 6, 2019, Common Council adopted Ordinance 3-19, to annex the subject area from the Town of Grand Chute to the City of Appleton. During review of the Spartan Drive at Meade Street Annexation, the Plan Commission initiated a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of P-I Public Institutional District. Rezoning #1-19 was approved by Common Council on March 6, 2019.

The owner/applicant has submitted a Certified Survey Map (CSM) to create two outlots and dedicate the subject area for public roadway purposes. A future stormwater pond is anticipated on Outlot 1. The CSM, currently under review, is subject to the acceptance of the public right-of-way dedication by Plan Commission and Common Council.

### **STAFF ANALYSIS**

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**Public Right-of-Way Dedication:** Approximately 0.9177 acres (39,973 square feet) of land is included in the proposed right-of-way dedication. This includes a western portion of existing Meade Street and a northern portion of future Spartan Drive, as well as a vision corner for the intersection. When combined with the previous dedication, the right-of-way for Spartan Drive will be 70 feet wide in this area.

**Street Classification:** The City's Arterial/Collector Plan Map identifies this portion of Meade Street as an arterial street and this portion of Spartan Drive as a future collector street.

## **Street Dedication – Spartan Drive and Meade Street**

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

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

North: P-I Public Institutional District and Town of Grand Chute. The adjacent land uses to the north are currently vacant and single-family residential.

South: R-3 Multi-Family District. The adjacent land uses to the south are currently a mix of multi-family residential uses, including a community-based residential facility.

East: Town of Grand Chute. The adjacent land uses to the east are currently single-family residential and Plamann Park.

West: Town of Grand Chute. The adjacent land uses to the west are currently agricultural.

**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 future construction of a street is consistent with the Future Land Use Map, which identifies the location of officially mapped Spartan Drive. Listed below are related excerpts from the City's *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.*

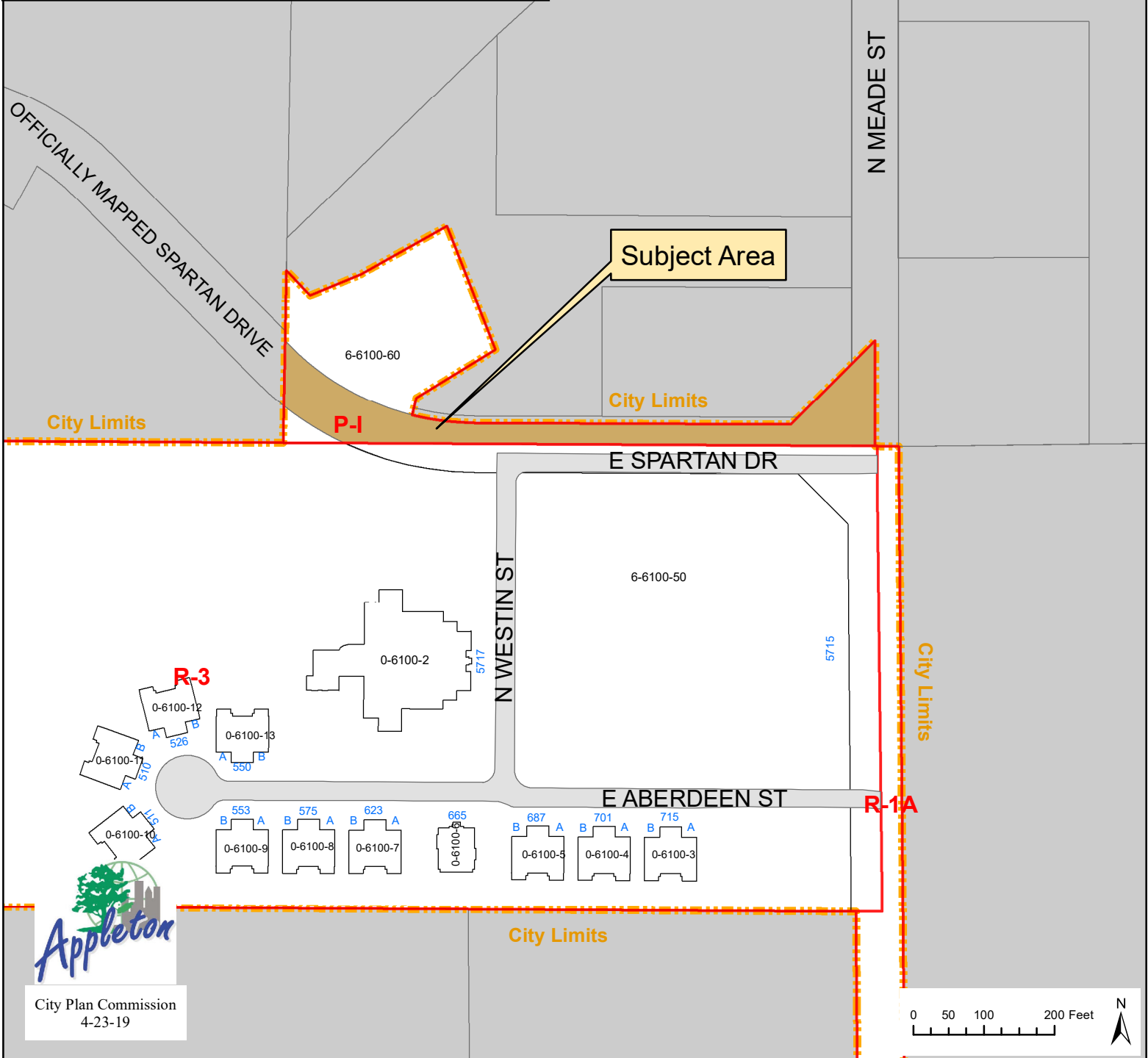
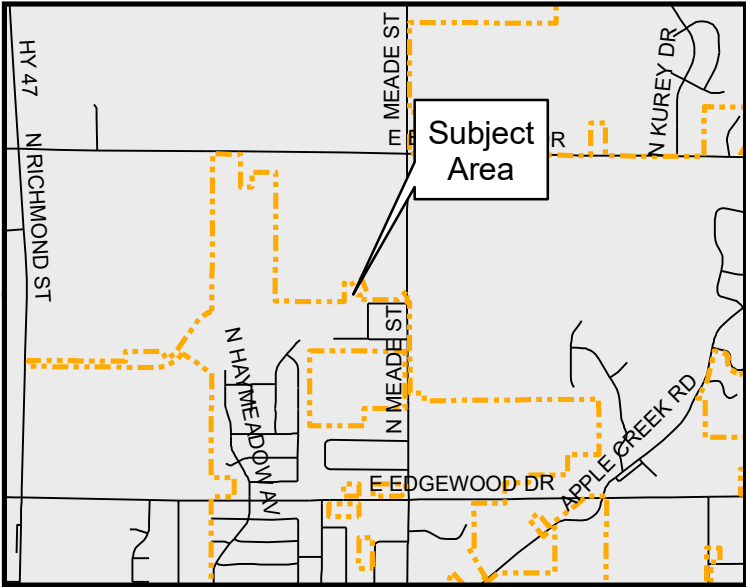
**Technical Review Group (TRG) Report:** This item was discussed at the April 2, 2019 Technical Review Group meeting. No negative comments were received from participating departments.

### **RECOMMENDATION**

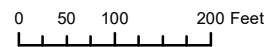
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Staff recommends the dedication of land for public right-of-way for Spartan Drive and Meade Street, as shown on the attached maps, **BE APPROVED**.

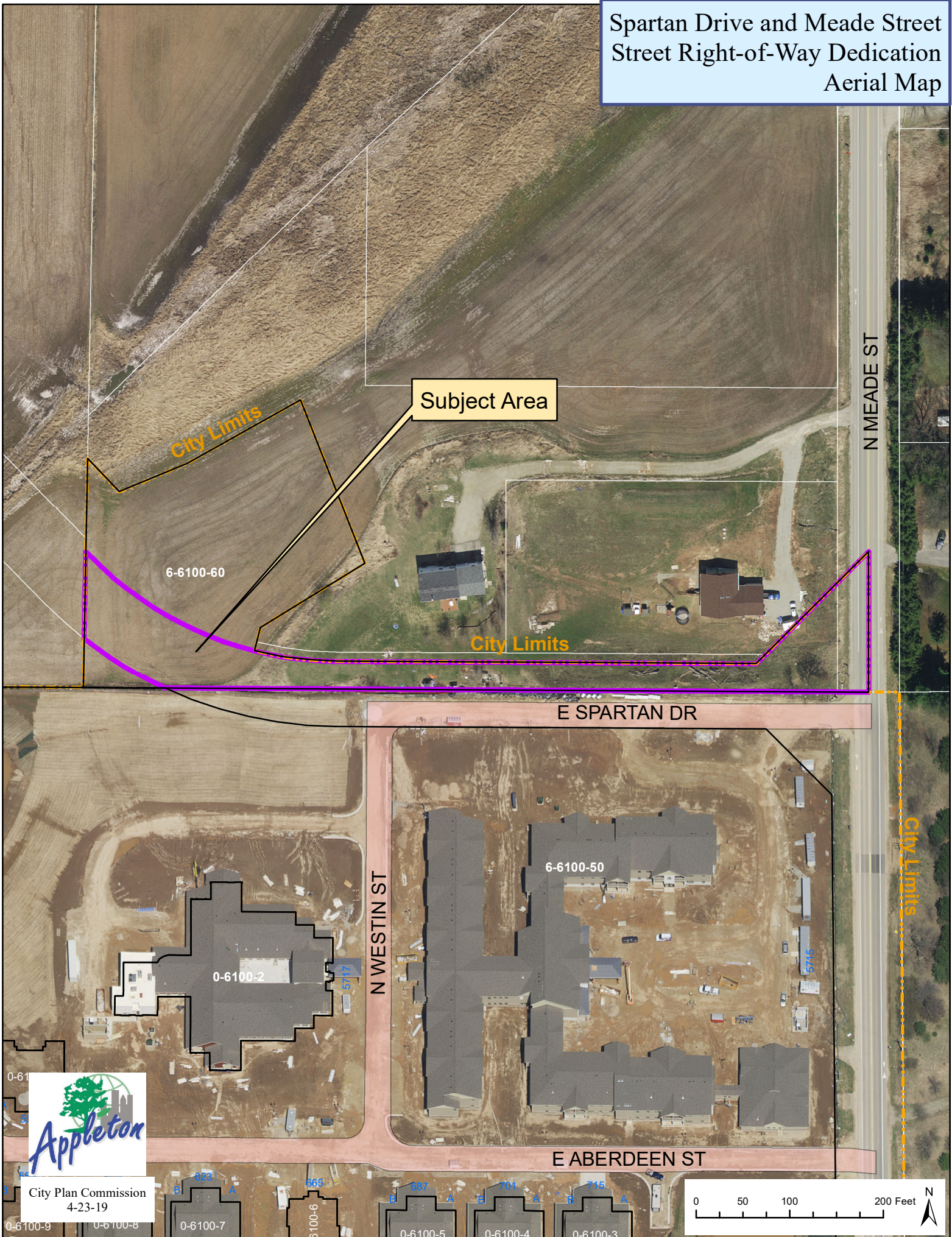
# Spartan Drive and Meade Street Street Right-of-Way Dedication Zoning Map



City Plan Commission  
4-23-19



Spartan Drive and Meade Street  
Street Right-of-Way Dedication  
Aerial Map



Subject Area

City Limits

6-6100-60

City Limits

N MEADE ST

E SPARTAN DR

City Limits

N WESTIN ST

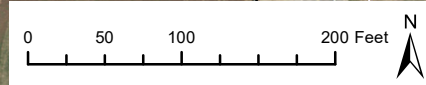
0-6100-2

6-6100-50

E ABERDEEN ST

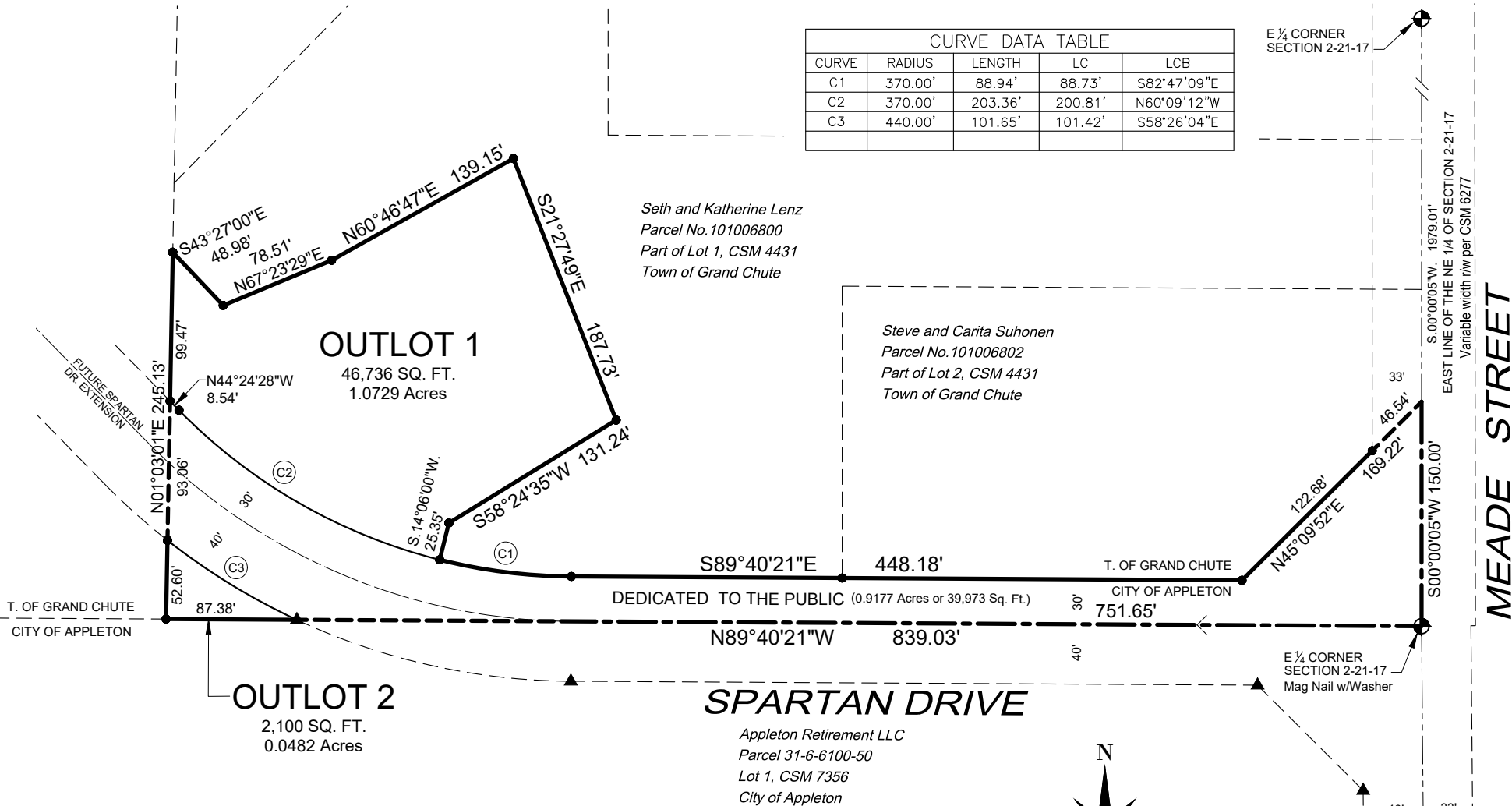


City Plan Commission  
4-23-19



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

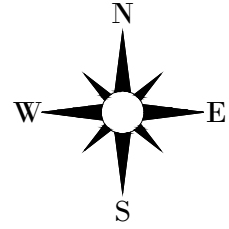
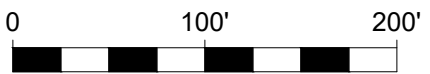
PART OF THE SE 1/4 OF THE FRACTIONAL NE 1/4 OF SECTION 2, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.



CURVE DATA TABLE				
CURVE	RADIUS	LENGTH	LC	LCB
C1	370.00'	88.94'	88.73'	S82°47'09"E
C2	370.00'	203.36'	200.81'	N60°09'12"W
C3	440.00'	101.65'	101.42'	S58°26'04"E

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

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, EAST LINE OF NE 1/4 OF SECTION 2-21-17 RECORDED AS N00°00'05"E  
 H:\Acad\CSM\2019\Spartan at Meade\Spartan\_Drive\_0314\_2019



**CITY OF APPLETON**  
 DEPT. OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 100 NORTH APPLETON STREET  
 APPLETON, WI 54911  
 920-832-6474  
 DRAFTED BY: T. KROMM SHEET 1 OF 3

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

Part of Lot One (1) and part of Lot Two (2) of **CERTIFIED SURVEY MAP NUMBER 4431** filed in Volume 24 of Certified Survey Maps on Page 4431 as Document Number 1498193 in the Outagamie County Register of Deeds Office, located in the Southeast Quarter (SE ¼) of the Fractional Northeast Quarter (NE ¼) of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

**SURVEYOR'S CERTIFICATE:**

*SHEET 2 OF 3*

I, Thomas M. Kromm, Wisconsin Professional Land Surveyor, certify that I have surveyed, divided and mapped under the direction of the City of Appleton, a part of Lot One (1) and part of Lot Two (2) of Certified Survey Map No. 4431, located in and being a part of the Southeast Quarter (SE ¼) of the Fractional Northeast Quarter (NE ¼) of Section 2, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 88,809 Square Feet (2.0388 Acres) of land and described as follows:

Commencing at the East ¼ corner of said Section 2 and being the point of beginning;  
Thence North 89°40'21" West 839.03 feet along the South line of the Fractional NE ¼ of said Section 2 and being coincident with the South line of Lot 1 and 2 of said Certified Survey Map No.4431;  
Thence North 01°03'01" East 245.13 feet being coincident with the West line of said Lot 1;  
Thence South 43°27'00" East 48.98 feet;  
Thence North 67°23'29" East 78.51 feet;  
Thence North 60°46'47" East 139.15 feet;  
Thence South 21°27'49" East 187.73 feet;  
Thence South 58°24'35" West 131.24 feet;  
Thence South 14°06'00" West 25.35 feet;  
Thence Southeasterly 88.94 feet along the arc of a curve to the left having a radius of 370.00 feet and the chord of which bears South 82°47'09" East 88.73 feet;  
Thence South 89°40'21" East 448.18 feet;  
Thence North 45°09'52" East 169.22 feet to the East line of the Fractional NE ¼ of said Section 2;  
Thence South 00°00'05" West 150.00 feet coincident with the East line of the Fractional NE ¼ of said Section 2 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 combination or division thereof.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Wisconsin Professional Land Surveyor: Thomas M. Kromm

This Certified Survey Map is all of tax parcel 31-6-6100-60.

Outlot 1 and 2 of this Certified Survey Map are Zoned P-I. The adjoining property to the South is Zoned R-3 and the remaining adjoining lands are in the Town of Grand Chute.

This Certified Survey Map is contained within the property described in the following recorded instrument: Document #2146206 and 2144204.

The property owner of record is the City of Appleton.

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

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**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, divided, mapped and dedicated 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 \_\_\_\_\_, 2019, 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