



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final City Plan Commission

*Any questions about items on this meeting are to be directed to
the Community and Economic Development Department,
920-832-6468.*

Tuesday, January 22, 2019

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
[19-0062](#) City Plan Minutes from 1-8-19

Attachments: [City Plan Minutes 1-8-19.pdf](#)

4. Public Hearings/Apearances

5. Action Items

[19-0063](#) Request to approve the Spartan Drive at Meade Street Annexation located west of N. Meade Street, between E. Edgewood Drive and E. Broadway Drive, currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff report

Attachments: [StaffReport_SpartanDrMeadeSt_Annexation_For01-22-19.pdf](#)

[19-0064](#) Request to approve the Lucht Annexation (E. Broadway Drive) located north of Plamann Park, between N. Meade Street and N. Ballard Road, currently in the Town of Grand Chute, as shown on the attached maps, subject to the stipulation in the attached staff report

Attachments: [StaffReport_Lucht_Annexation_For01-22-19.pdf](#)

[19-0071](#) Request to approve the dedication of land for public right-of-way for the alley located north of Wisconsin Avenue between N. Morrison Street and N. Durkee Street (northern limits of the parcels at 208 & 218 E. Wisconsin Avenue - portion of Tax Id #'s 31-6-0521-00 and 31-6-0520-00), as shown on the attached maps

Attachments: [StaffReport_Wisconsin-Morrison_AlleyDedication_For1-22-19.pdf](#)

6. Information Items

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Minutes - Final City Plan Commission

*Any questions about items on this meeting are to be directed
to the Community and Economic Development Department,
920-832-6468.*

Tuesday, January 8, 2019

4:00 PM

Council Chambers, 6th Floor

1. Call meeting to order

Meeting called to order at 4:00 p.m.

2. Roll call of membership

Director Paula Vandehey acted in place of Commissioner Ross Buetow.

Present: 4 - Mayor Hanna, Buetow, Uslabar and Lobner

Absent: 2 - Rabec and Palm

Others present:

Katherine Klose, Xavier High School student

Dakota Blazek-Miller, Xavier High School student

Johnnie Fischer, Xavier High School student

Jill Hendricks, Vision Realty & Development, 2100 Freedom Rd., Little Chute

Ken Kurey, Kurey Brothers

Ron Kurey, Kurey Brothers

Rick Kurey, Kurey Brothers

3. Approval of minutes from previous meeting

[19-0025](#)

City Plan Minutes from 12-11-18

Attachments: [City Plan Minutes 12-11-18.pdf](#)

Lobner moved, seconded by Uslabar, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Uslabar and Lobner

Absent: 2 - Rabec and Palm

4. Public Hearings/Appearances

[19-0026](#)

Amendment to the City of Appleton Official Map for the future extensions of N. Kurey Drive and E. Werner Road, generally located adjacent to existing Kurey Drive and Werner Road in the area north of E. Broadway Drive, east of N. Meade Street and south of Mackville Road, (part of Tax Id #'s 31-1-9310-19, 31-1-9310-7, 31-1-9310-6, 31-1-9310-18, 31-1-9310-17, 31-1-9310-5, 31-1-9310-2, 31-1-9310-4, 31-1-9310-13, 31-1-9310-14, 31-1-9310-16 and 040099301 [within the Town of Center]), as shown on the attached maps (Associated with Action Item #19-0027)

Attachments: [InformalPublicHearingNotice_KureyDr_WernerRd_OfficialMapAmendment.pdf](#)

This public hearing was held, and two people spoke on the item.

5. Action Items

6. Information Items

[19-0027](#)

Request to approve Amendment to the City of Appleton Official Map for the future extensions of N. Kurey Drive and E. Werner Road, generally located adjacent to existing Kurey Drive and Werner Road in the area north of E. Broadway Drive, east of N. Meade Street and south of Mackville Road, (part of Tax Id #'s 31-1-9310-19, 31-1-9310-7, 31-1-9310-6, 31-1-9310-18, 31-1-9310-17, 31-1-9310-5, 31-1-9310-2, 31-1-9310-4, 31-1-9310-13, 31-1-9310-14, 31-1-9310-16 and 040099301 [within the Town of Center]), as shown on the attached maps

Attachments: [StaffReport_FutureKureyandWerner_OfficialMapAmendment_For1-8-19.pdf](#)

Proceeds to Council on February 6, 2019.

Buetow moved, seconded by Uslabar, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Uslabar and Lobner

Absent: 2 - Rabec and Palm

7. Adjournment

Uslabar moved, seconded by Lobner, that the meeting be adjourned at 4:16 p.m. Roll Call. Motion carried by the following vote:

Aye: 4 - Mayor Hanna, Buetow, Uslabar and Lobner

Absent: 2 - Rabec and Palm



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: January 22, 2019

Common Council Meeting Date: February 6, 2019

Item: Spartan Drive at Meade Street Annexation

Case Manager: David Kress

GENERAL INFORMATION

Owner/Applicant: City of Appleton

Address/Parcel: Part of Tax Id #101006800 and part of Tax Id #101006802 in the Town of Grand Chute. The subject property is located west of North Meade Street, between East Edgewood Drive and East Broadway Drive.

Petitioner's Request: Owner is requesting direct annexation by unanimous approval pursuant to Section 66.0217(2), Wisconsin State Statutes of land currently located in the Town of Grand Chute, Outagamie County.

Purpose for Annexation: Future construction of a street officially mapped as Spartan Drive and an associated stormwater pond is anticipated.

Population of Such Territory: 0

Annexation Area: 2.0388 acres m/l

BACKGROUND

On March 16, 1992, the City of Appleton and the Town of Grand Chute agreed to and entered into an Intermunicipal Boundary Agreement pursuant to Section 66.027 and 66.30 of the Wisconsin State Statutes for the purpose of defining and expanding the provision of governmental services, including water and sewer services, by establishing the City's growth area and establishing provisions for annexation of land within the Town of Grand Chute to the City of Appleton.

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 June 20, 2018, Common Council approved a Relocation Order for the subject area, with the purpose to construct officially mapped Spartan Drive and an associated stormwater pond. The property needed for the project was acquired in subsequent months and is included in this annexation request.

Spartan Drive at Meade Street Annexation
January 22, 2019
Page 2

Before Common Council approves the annexation ordinance, the City must allow a 20-day statutory review period, which starts when the Wisconsin Department of Administration (DOA) receives the annexation application materials and fee. The DOA received the annexation application materials and fee on January 7, 2019, so this requirement will be satisfied prior to Common Council taking action at their February 6, 2019 meeting.

STAFF ANALYSIS

The Community and Economic Development Department staff has reviewed the annexation petition and identifies the following:

- The area proposed for annexation is contiguous to the existing City boundary. The subject property connects to the City of Appleton at the southern portion of Spartan Drive right-of-way.
- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- City water infrastructure is already installed along North Meade Street. It is anticipated that sewer and water infrastructure will be included with the future construction of Spartan Drive.
- Currently, the subject property consists of vacant, undeveloped land.
- The owner is requesting that the City Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of P-I Public Institutional District. The temporary zoning classification must be made permanent in accordance with Section 23-65(d), Zoning Map Amendments, within 90 days, or the zoning will revert to AG Agricultural District.

Surrounding Zoning Classification and Land Uses:

North: Town of Grand Chute. The adjacent land uses to the north are currently 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.

Appleton 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 annexation is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Spartan Drive at Meade Street Annexation
January 22, 2019
Page 3

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

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.

OBJECTIVE 7.5 Utilities and Community Facilities:

Implement effective stormwater management practices.

Technical Review Group (TRG) Report: This item was discussed at the December 18, 2018 Technical Review Group meeting. No negative comments were received from participating departments.

FUTURE ACTIONS

Per Section 23-65(e) of the Municipal Code, a temporary zoning classification is assigned to newly annexed territory, with permanent zoning taking place following the annexation process. All territory annexed to the City is assigned a zoning classification as recommended by Plan Commission. The Plan Commission shall consider the following criteria in selection of an appropriate zoning district for the annexed land:

- The existing land uses within the territory to be annexed;
- The surrounding land uses that exist on adjacent properties regardless of municipal boundary lines;
- The comprehensive plan of the City.

The owner is requesting that Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of P-I Public Institutional District. A rezoning initiated directly by Plan Commission will be processed in accordance with Section 23-65(d), Zoning Map Amendments, which includes review and action by the Common Council.

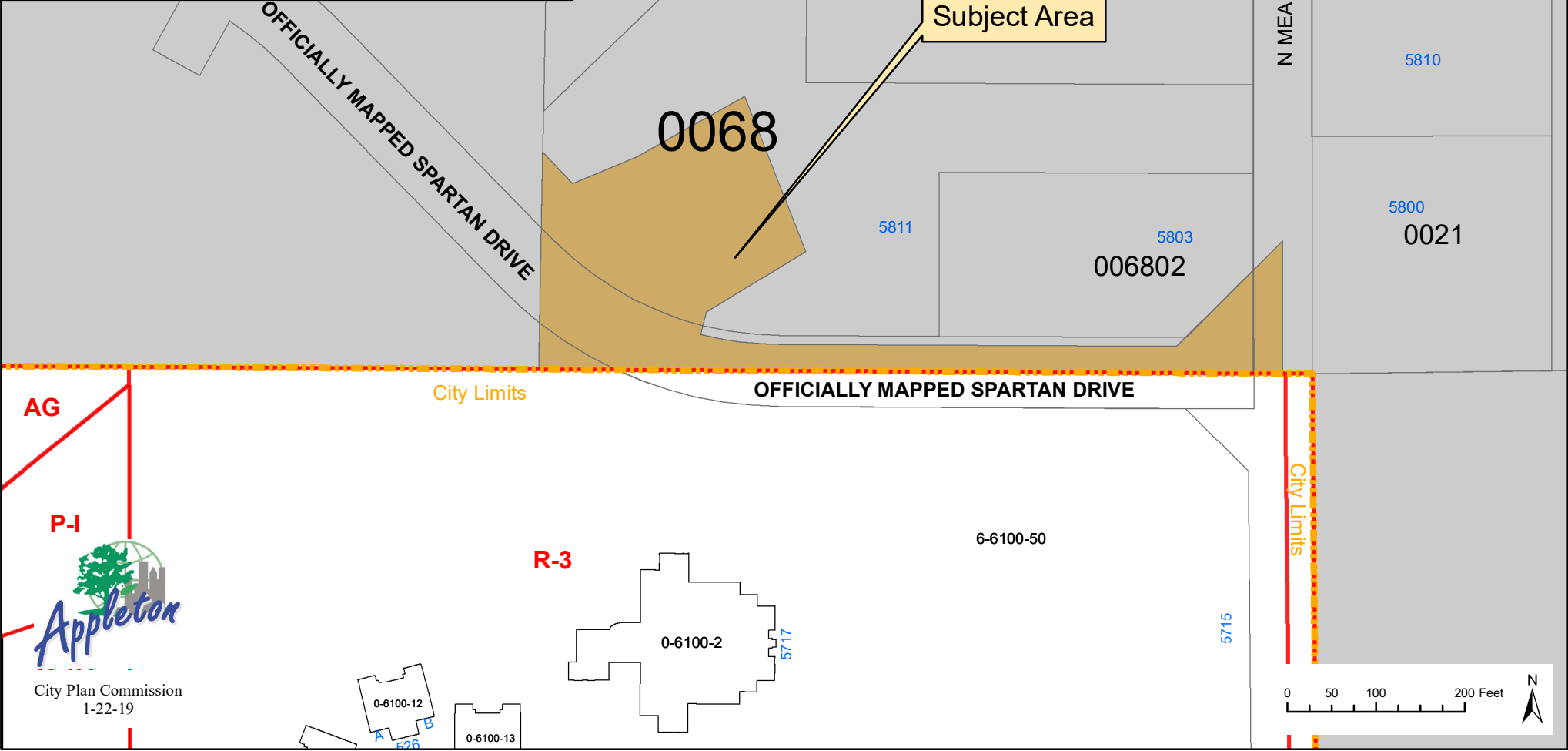
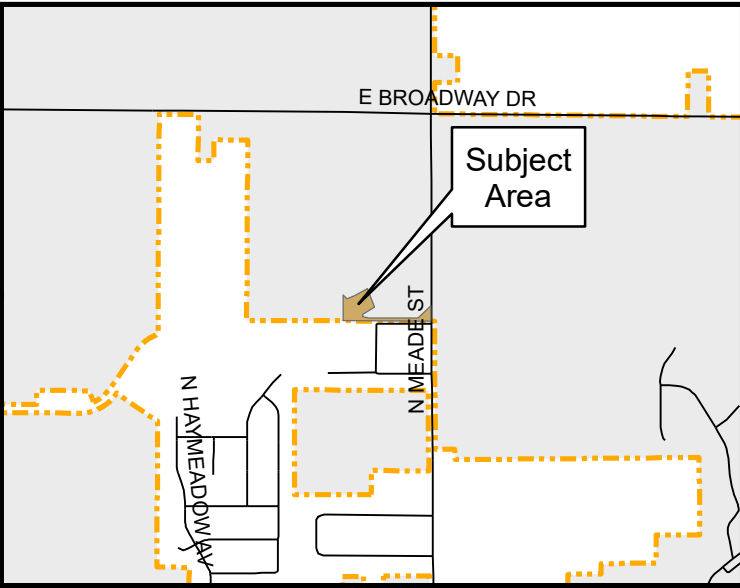
It is anticipated that a Certified Survey Map (CSM) will be prepared to reconfigure lot lines and dedicate public right-of-way. The dedication of land for public right-of-way for Spartan Drive requires action by Plan Commission and Common Council. CSMs are administratively reviewed and approved by City staff.

RECOMMENDATION

Staff recommends that the Spartan Drive at Meade Street Annexation, as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The Plan Commission initiate the rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of P-I Public Institutional District, pursuant to Section 23-65(d)(1) of the Municipal Code.

Annexation
Spartan Drive at Meade Street
Town of Grand Chute
Zoning Map



City Plan Commission
1-22-19

Annexation
Spartan Drive at Meade Street
Town of Grand Chute
Aerial Map

Subject Area

City Limits

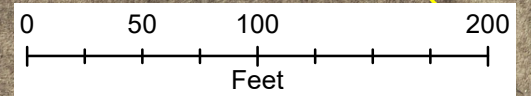
E SPARTAN DR

N WESTIN ST

N MEADE ST



City Plan Commission
1-22-19





**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES
WHERE NO ELECTORS RESIDE IN TERRITORY**

We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the Town of Grand Chute, Outagamie County, Wisconsin, lying contiguous to the City of Appleton, petition the Common Council of the City of Appleton to annex the territory described below and shown on the attached scale map to the City of Appleton, Outagamie County, Wisconsin.

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 $\frac{1}{4}$) of the Fractional Northeast Quarter (NE $\frac{1}{4}$) of Section 2, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 88,809 Square Feet (2.0388 Acres) of land and described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 2 and being the point of beginning;

Thence North $89^{\circ}40'21''$ West 839.03 feet along the South line of the Fractional NE $\frac{1}{4}$ 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 $01^{\circ}03'01''$ East 245.13 feet being coincident with the West line of said Lot 1;

Thence South $43^{\circ}27'00''$ East 48.98 feet;

Thence North $67^{\circ}23'29''$ East 78.51 feet;

Thence North $60^{\circ}46'47''$ East 139.15 feet;

Thence South $21^{\circ}27'49''$ East 187.73 feet;

Thence South $58^{\circ}24'35''$ West 131.24 feet;

Thence South $14^{\circ}06'00''$ 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 $82^{\circ}47'12''$ East 88.73 feet;

Thence South $89^{\circ}40'21''$ East 448.18 feet;

Thence North $45^{\circ}09'52''$ East 169.22 feet to the East line of the Fractional NE $\frac{1}{4}$ of said Section 2;

Thence South $00^{\circ}00'05''$ West 150.00 feet coincident to the East line of the Fractional NE $\frac{1}{4}$ of said Section 2 to the Point of Beginning. Said lands subject to all easements and restrictions of record.


Area of lands to be annexed contains 2.0388 acres m/l.

Tax Parcel numbers of lands to be annexed: part of 101006800 and part of 101006802.

The current population of such territory is 0.

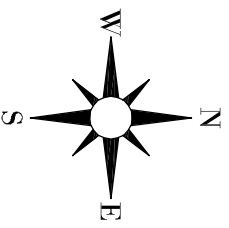
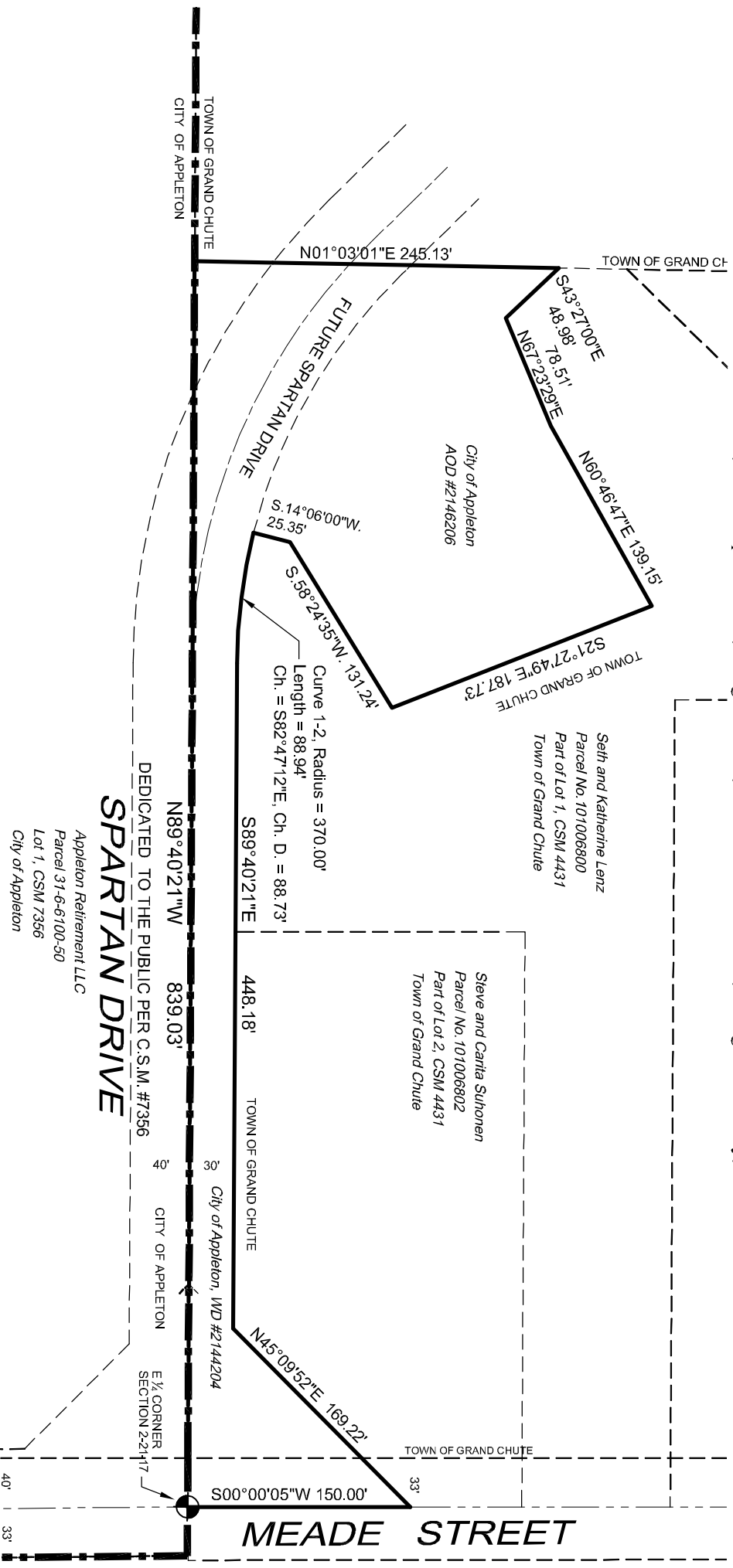
We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

We further respectfully request that the City Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of P-I Public Institutional District.

Signature of Petitioner	Owner	Date of Signing	Address of Petitioner (Include Zip Code)
	City of Appleton	12/28/18	100 N. Appleton Street Appleton, WI 54911
Timothy Hanna, Mayor, City of Appleton			

ANNEXATION EXHIBIT

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 1/4) of the Fractional Northeast Quarter (NE 1/4) of Section 2, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.



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°00'00"E H:\Acad\annex2018\Spartan_Drive_0924_2018

CITY OF APPLETON

DEPT. OF PUBLIC WORKS
ENGINEERING DIVISION
100 NORTH APPLETON STREET
APPLETON, WI 54911

920-832-6474
DRAFTED BY: T. KROMM



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: January 22, 2019

Common Council Meeting Date: February 6, 2019

Item: Lucht Annexation (E. Broadway Drive)

Case Manager: Jessica Titel

GENERAL INFORMATION

Owner/Applicant: Kevin and Shana Lucht

Address/Parcel: Tax Id #101001800 in the Town of Grand Chute. The subject property is located north of Plamann Park, between North Meade Street and North Ballard Road.

Petitioner's Request: Owner is requesting direct annexation by unanimous approval pursuant to Section 66.0217(2), Wisconsin State Statutes of land currently located in the Town of Grand Chute, Outagamie County.

Purpose for Annexation: To allow a future single-family residence to be connected to the City water system.

Population of Such Territory: 0

Annexation Area: 1.0 acres m/l

BACKGROUND

On March 16, 1992, the City of Appleton and the Town of Grand Chute agreed to and entered into an Intermunicipal Boundary Agreement pursuant to Section 66.027 and 66.30 of the Wisconsin State Statutes for the purpose of defining and expanding the provision of governmental services, including water and sewer services, by establishing the City's growth area and establishing provisions for annexation of land within the Town of Grand Chute to the City of Appleton.

Before Common Council approves the annexation ordinance, the City must allow a 20-day statutory review period, which starts when the Wisconsin Department of Administration (DOA) receives the annexation application materials and fee. The DOA received the annexation application materials and fee on January 9, 2019, so this requirement will be satisfied prior to Common Council taking action at their February 6, 2019 meeting.

STAFF ANALYSIS

The Community and Economic Development Department staff has reviewed the annexation petition and identifies the following:

Lucht Annexation

January 22, 2019

Page 2

- The area proposed for annexation is contiguous to the existing City boundary. The subject property connects to the City of Appleton at the East Broadway Drive right-of-way.
- Annexation of the site in question is consistent with the Intermunicipal Boundary Agreement with the Town of Grand Chute.
- City water infrastructure is already installed within the East Broadway Drive right-of-way. Annexation to the City of Appleton would be required before the subject property could connect to the City water.
- Currently, the subject property consists of vacant, undeveloped land.
- Sanitary sewer service is not currently available by the City of Appleton.
- The owner is requesting that the City Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-Family District. The temporary zoning classification must be made permanent in accordance with Section 23-65(d), Zoning Map Amendments, within 90 days, or the zoning will revert to AG Agricultural District.

Surrounding Zoning Classification and Land Uses:

North: AG Agricultural District. The adjacent land use to the north is currently agricultural.

South: Town of Grand Chute. The adjacent land use to the south is currently park land (Plamann Park).

East: Town of Grand Chute. The adjacent land use to the east is currently single-family residential.

West: Town of Grand Chute. The adjacent land use to the west is currently single-family residential.

Appleton 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 annexation is consistent with the following goals and objectives of the *Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth

Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 3 – Housing Quality, Variety, and Affordability

Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

5.1 OBJECTIVE: Continue efforts to ensure an adequate supply of housing affordable to all income levels in the community.

5.3 OBJECTIVE: Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Technical Review Group (TRG) Report: This item was discussed at the January 2, 2019 Technical Review Group meeting. No negative comments were received from participating departments. Discussion included the determination that the City would also annex the adjacent East Broadway Drive right-of-way and request dedication of the adjacent right-of-way.

FUTURE ACTIONS

- Per Section 23-65(e) of the Municipal Code, a temporary zoning classification is assigned to newly annexed territory, with permanent zoning taking place following the annexation process. All territory annexed to the City is assigned a zoning classification as recommended by Plan Commission. The Plan Commission shall consider the following criteria in selection of an appropriate zoning district for the annexed land:
 - The existing land uses within the territory to be annexed;
 - The surrounding land uses that exist on adjacent properties regardless of municipal boundary lines;
 - The comprehensive plan of the City.
- The owner is requesting that Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-Family District. A rezoning initiated directly by Plan Commission will be processed in accordance with Section 23-65(d), Zoning Map Amendments, which includes review and action by the Common Council.
- It is anticipated that a quit claim deed to dedicate the East Broadway Drive right-of-way will be submitted to the City by the owners. The City Attorney's Office has prepared the necessary documents.

RECOMMENDATION

Staff recommends that the Lucht Annexation (E. Broadway Drive), as shown on the attached maps, **BE APPROVED** with the following stipulation:

1. The Plan Commission initiate the rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-Family District, pursuant to Section 23-65(d)(1) of the Municipal Code.



**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES
WHERE NO ELECTORS RESIDE IN TERRITORY**

I/We, the undersigned, constituting all of the owners of the real property in which no electors reside in the following territory of the Town of Grand Chute, Outagamie County, Wisconsin, petition the Common Council of the City of Appleton to annex the territory described below and shown on the attached scaled map to the City of Appleton, Outagamie County, Wisconsin.

A parcel of land located in and being a part of the Fractional Northwest Quarter (NW ¼) of Section One (1), Township Twenty-One (21) North, Range Seventeen (17) East, Town of Grand Chute, Outagamie County, Wisconsin, containing 1.00 Acres of land, more or less and described as follows:

- Commencing at the Northwest corner of said Section 1;
- Thence South 89°22'34" East 1,168.10 feet (recorded as S.89°27'E. 1,168.10 feet) along the North line of the Fractional NW ¼ of said Section 1 to the point of beginning;
- Thence continue South 89°22'34" East 143.0 feet (recorded as S.89°27'E. 143.0 feet) along the North line of the Fractional NW ¼ of said Section 1 to the Northwest corner of lands described in Volume 757 of Records, page 296;
- Thence South 00°00'34" East 299.0 feet (recorded as S.00°03'E. 299.0 feet) along the West line of lands described in Volume 757 of Records, page 296 and along the West line of said lands extended;
- Thence South 88°29'26" West 146.41 feet (recorded as S.88°27'W. 146.40 feet);
- Thence North 00°37'26" East 304.43 feet (recorded as N.00°35'E. 304.44 feet) to the point of beginning.

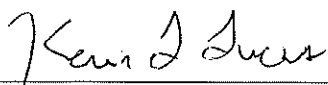
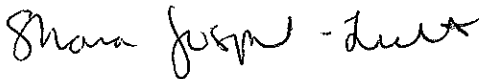
I/We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation, or consolidation proceedings, if any.

I/We further respectfully request that the City Plan Commission initiate a rezoning for the subject property, from temporary AG Agricultural District to a permanent zoning classification of R-1B Single-family District.

Area of lands to be annexed contains 1.0 acres m/l.

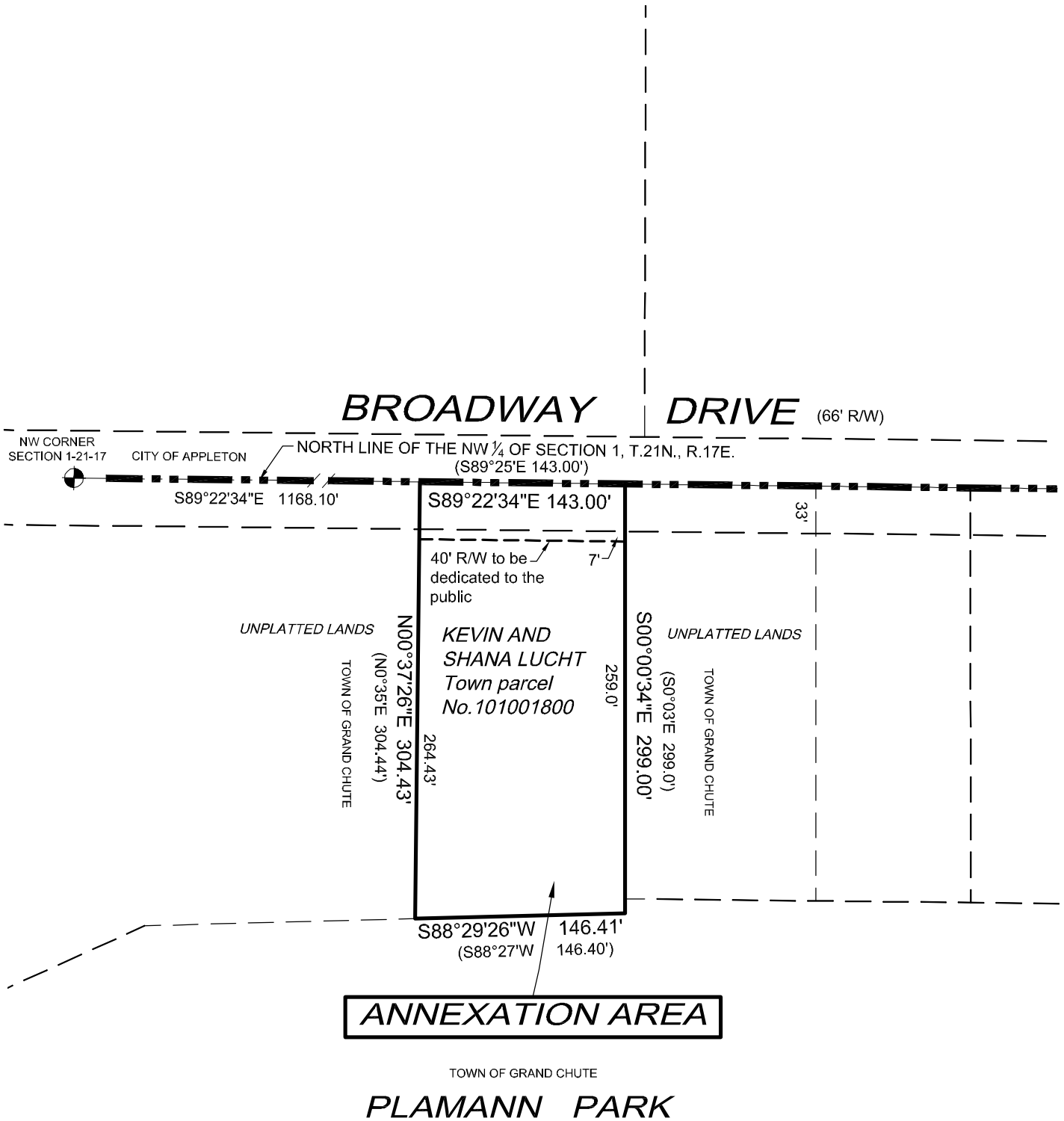
Tax Parcel numbers of lands to be annexed: 101001800.

The current population of such territory is 0.

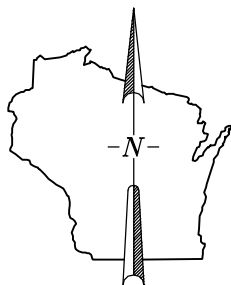
Signature of Petitioner	Owner	Date of Signing	Address of Petitioner
 Kevin Lucht	Kevin Lucht	1-4-19	1024 E. Lindbergh Street Appleton, WI 54911
 Shana Joseph-Lucht	Shana Joseph-Lucht	1/4/19	1024 E. Lindbergh Street Appleton, WI 54911

ANNEXATION EXHIBIT

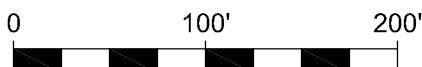
A part of Fractional Northwest $\frac{1}{4}$ of Section 1, Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, NORTH LINE OF NW $\frac{1}{4}$ SECTION 1, T.21N., R.17E.; recorded to bear N89°22'34"W
 H:\Acad\Annex\2019\Lucht_Broadway_Dr_1228_2018



SCALE IN FEET



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

LUCHT ANNEXATION

PARCEL: 101001800

Owner: Kevin Lucht and Shana Lucht

Document #2145904

ANNEXATION DESCRIPTION:

A parcel of land located in and being a part of the Fractional Northwest Quarter (NW ¼) of Section One (1), Township Twenty-One (21) North, Range Seventeen (17) East, Town of Grand Chute, Outagamie County, Wisconsin, containing 1.00 Acres of land, more or less and described as follows:

Commencing at the Northwest corner of said Section 1;

Thence South 89°22'34" East 1,168.10 feet (recorded as S.89°27'E. 1,168.10 feet) along the North line of the Fractional NW ¼ of said Section 1 to the point of beginning;

Thence continue South 89°22'34" East 143.0 feet (recorded as S.89°27'E. 143.0 feet) along the North line of the Fractional NW ¼ of said Section 1 to the Northwest corner of lands described in Volume 757 of Records, page 296;

Thence South 00°00'34" East 299.0 feet (recorded as S.00°03'E. 299.0 feet) along the West line of lands described in Volume 757 of Records, page 296 and along the West line of said lands extended;

Thence South 88°29'26" West 146.41 feet (recorded as S.88°27'W. 146.40 feet);

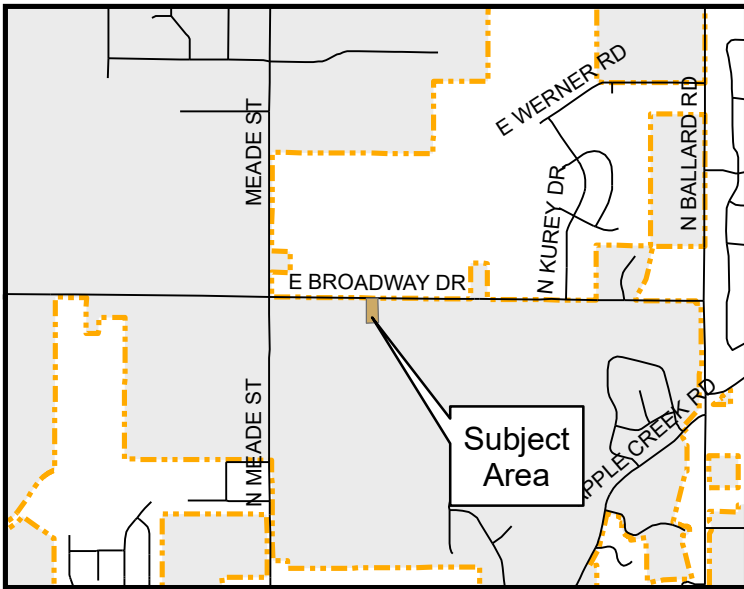
Thence North 00°37'26" East 304.43 feet (recorded as N.00°35'E. 304.44 feet) to the point of beginning.

AS A CONDITION OF ANNEXATION THE ABOVE LISTED OWNERS HEREBY AGREE TO DEDICATE A PORTION OF LAND AS PUBLIC RIGHT OF WAY BEING DESCRIBED AS FOLLOWS:

The North 40 feet of lands described in a Warranty Deed, recorded as Document #2145904, located in and being a part of the Fractional Northwest Quarter (NW ¼) of Section One (1), Township Twenty-One (21) North, Range Seventeen (17) East, Town of Grand Chute, Outagamie County, Wisconsin.

Annexation
Lucht Property
Town of Grand Chute
Zoning Map

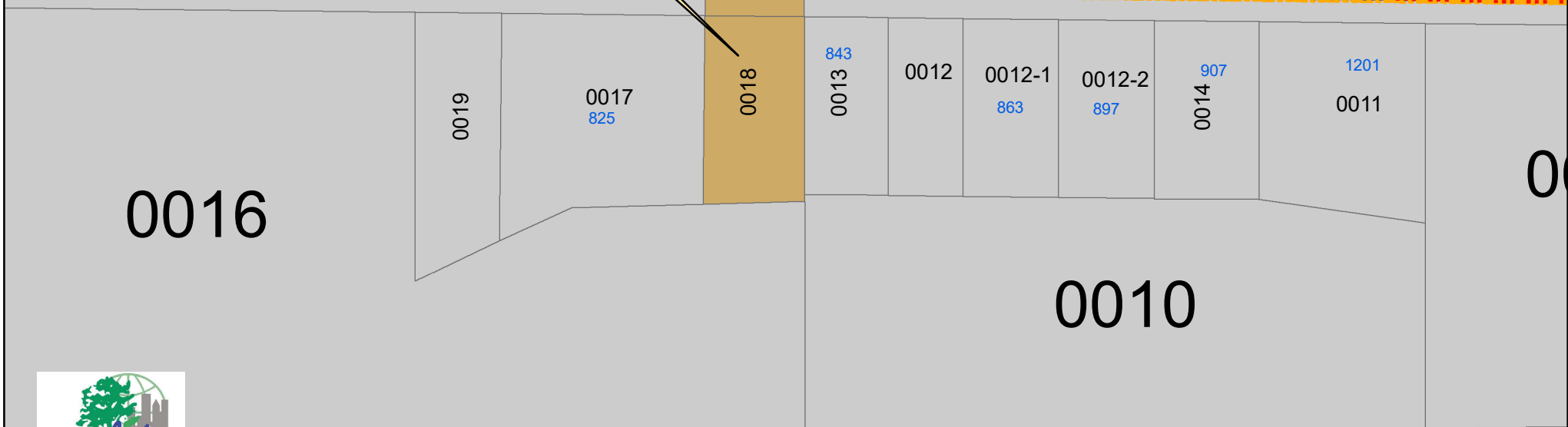
1-9310-13



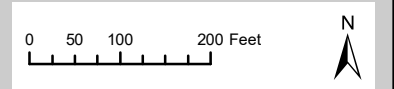
AG

Subject Area

E BROADWAY DR



City Plan Commission
1-22-19



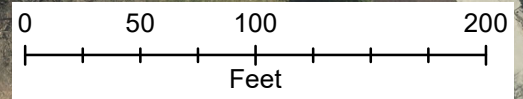
Annexation
Lucht Property
Town of Grand Chute
Aerial Map

Subject Area

E BROADWAY DR



City Plan Commission
1-22-19





REPORT TO CITY PLAN COMMISSION

Plan Commission Public Meeting Date: January 22, 2019

Common Council Meeting Date: February 6, 2019

Item: Dedication of Public Right-of-Way for an existing alley (northern portion of the parcels located at 208 & 218 E. Wisconsin Avenue).

Case Manager: Jessica Titel

GENERAL INFORMATION

Owner/Applicant: Gorman Investment, LLC and Simon Bakery, Inc. / City of Appleton c/o Ross Buetow

Location: Existing alley located along the northern limits of the parcels at 208 & 218 E. Wisconsin Avenue (Portion of Tax Id #'s 31-6-0521-00 and 31-6-0520-00)

Petitioner's Request: The applicant is requesting a dedication of land for public right-of-way for an alley to match the existing use.

BACKGROUND

The area proposed to be dedicated for public right-of-way is land that has historically been used and maintained as a public alley; however, it was recently discovered that the land has never been dedicated as public right-of-way. This dedication of public right-of-way for the alley will rectify this oversight and allow the City to continue maintaining this land as public right-of-way.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately 2,313 square feet of land is included in the proposed right-of-way dedication. This includes part of parcel #'s 31-6-0521-00 and 31-6-0520-00.

Street Classification: The proposed right-of-way dedication is a public alley and is not identified on the City's Arterial/Collector Plan.

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 commercial and residential in nature.

North: P Parking District and R-2 Two-Family District. The adjacent land uses to the north are currently two-family residential and a surface parking lot.

South: C-2 General Business District. The adjacent land use to the south is currently commercial.

East: R-1B Single-Family District and C-2 General Business District. The adjacent land use to the east is currently public right-of-way (alley).

Street Dedication – Alley

January 22, 2019

Page 2

West: R-2 Two-Family District and C-2 General Business District. The adjacent land use to the west is currently public right-of-way (alley).

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

Goal 4 – Transportation

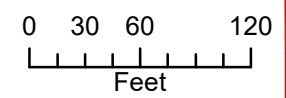
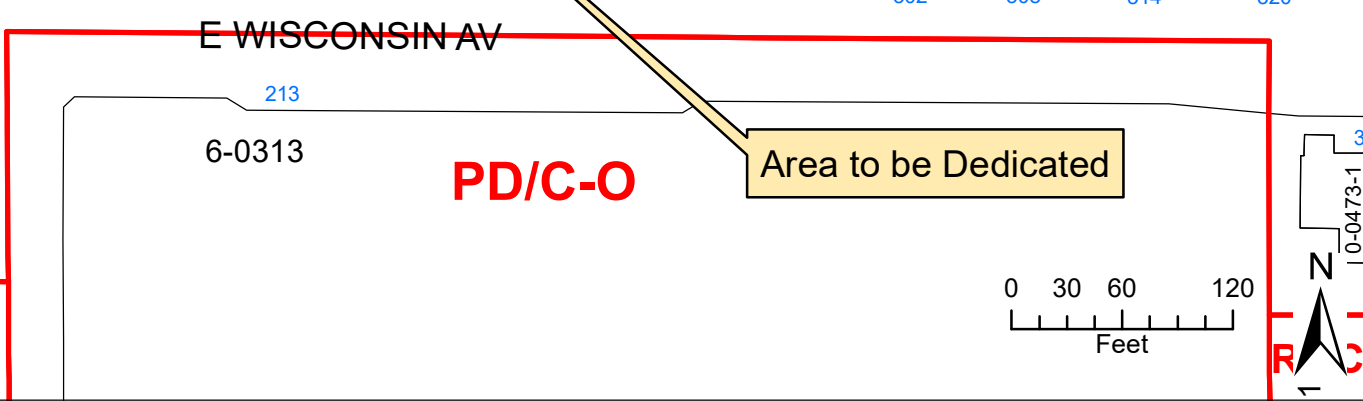
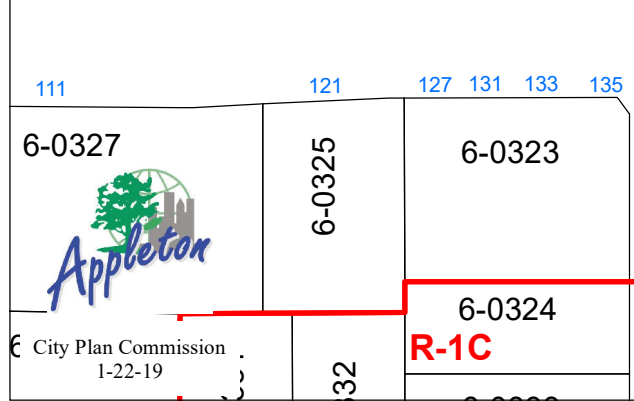
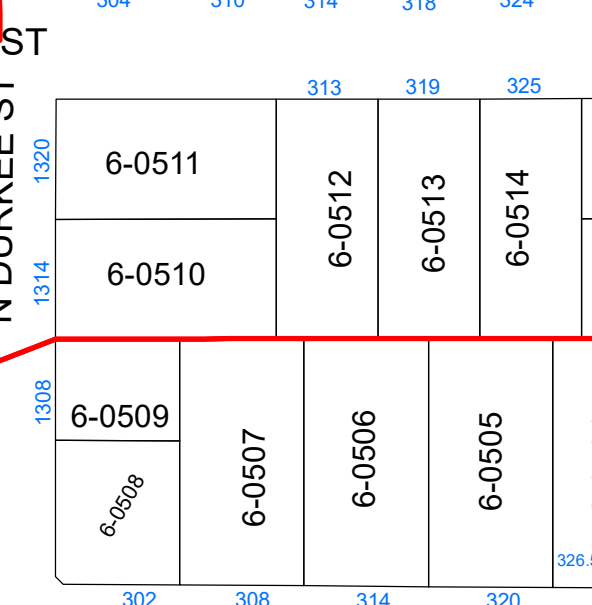
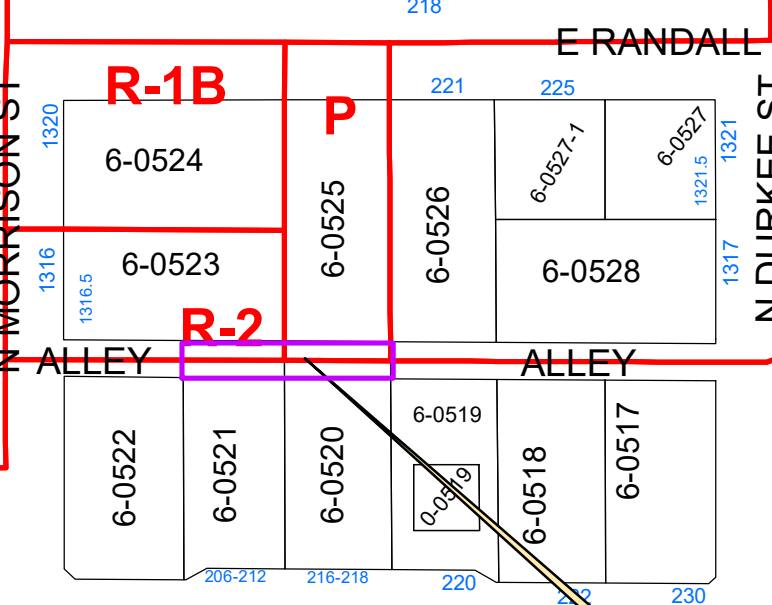
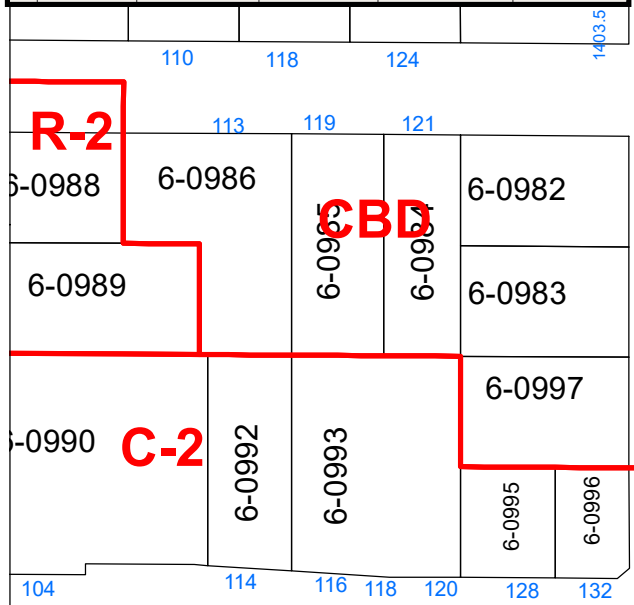
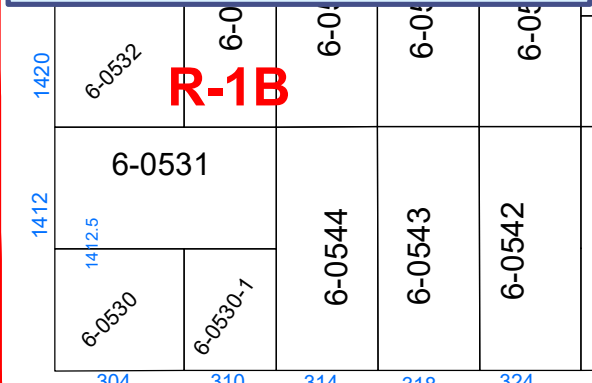
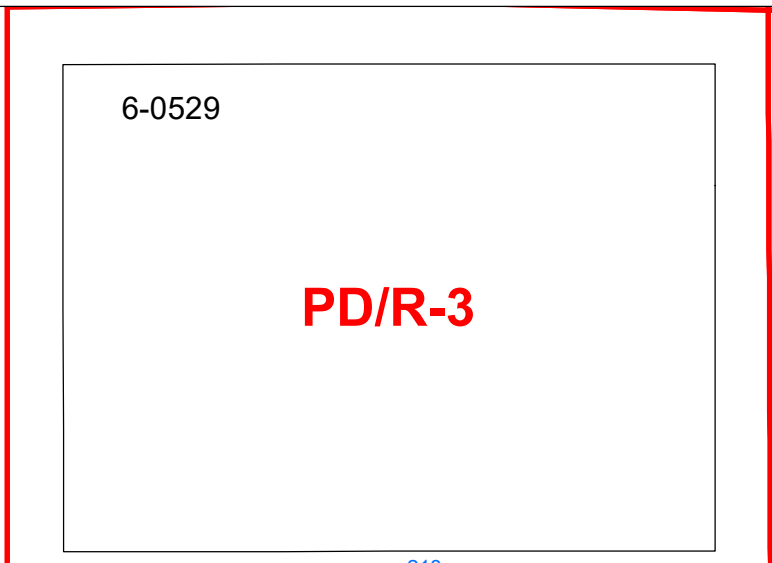
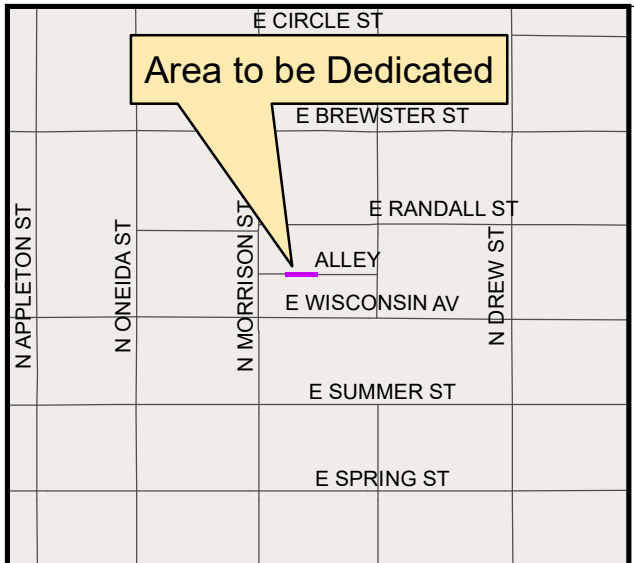
Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.

Technical Review Group (TRG) Report: This item was discussed at the November 6, 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 the alley located north of Wisconsin Avenue between N. Morrison Street and N. Durkee Street (northern limits of the parcels at 208 & 218 E. Wisconsin Avenue – portion of Tax Id #'s 31-6-0521-00 and 31-6-0520-00), as shown on the attached maps, **BE APPROVED.**

208 & 218 E. Wisconsin Avenue
Public Road Dedication
Zoning Map



208 & 218 E. Wisconsin Avenue
Public Road Dedication
Aerial Map

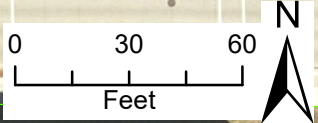
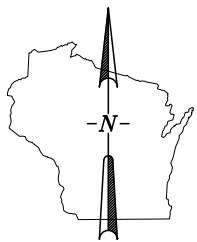
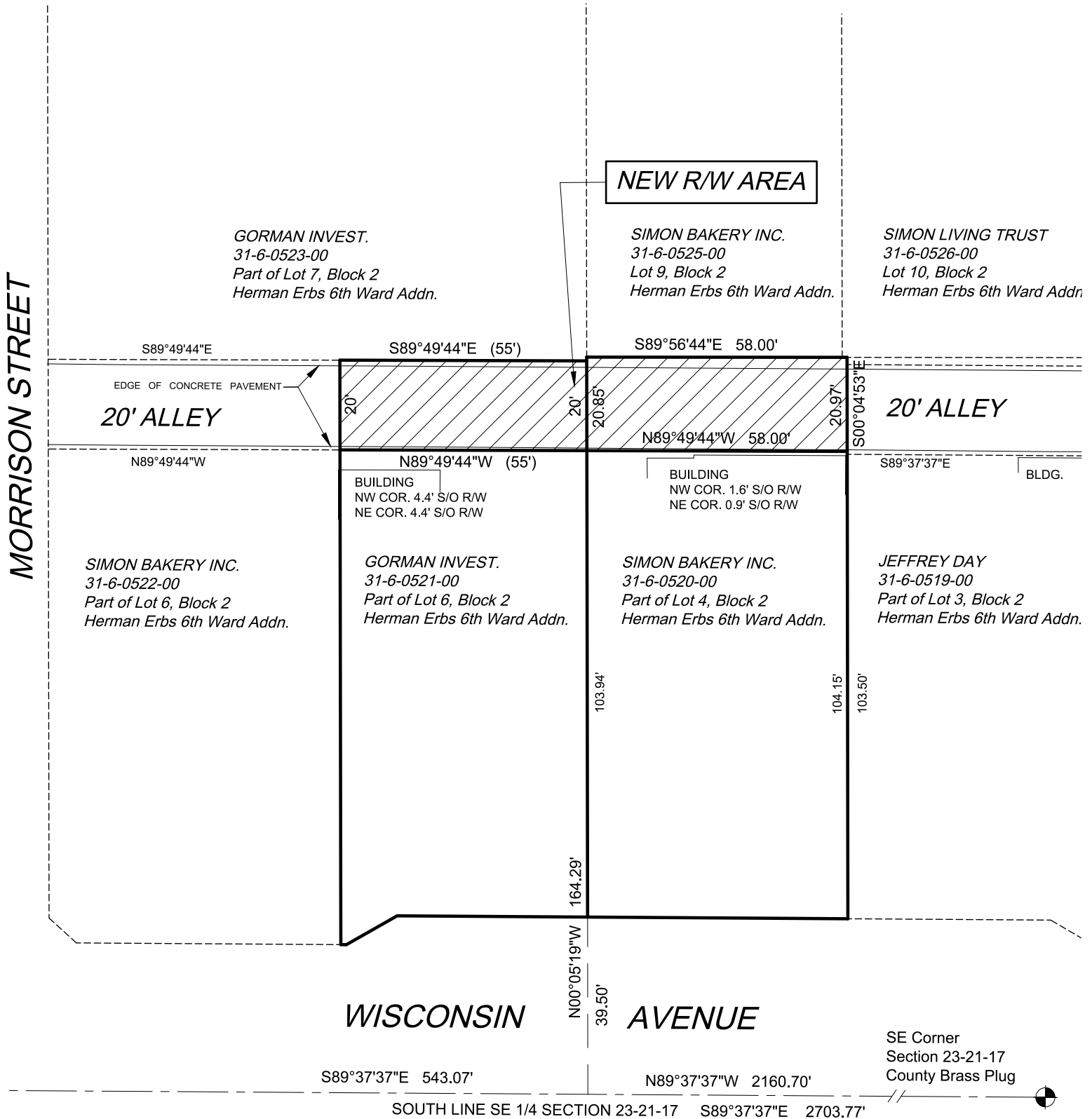


EXHIBIT "A"

**ALLEY EAST OF MORRISON STREET AND NORTH OF WISCONSIN AVENUE
RIGHT-OF WAY DEDICATION MAP, PART OF LOTS 4 AND 6, BLOCK 2, HERMAN ERBS 6TH WARD
ADDITION, ACCORDING TO THE RECORDED ASSESSORS MAP OF THE CITY OF APPLETON, LOCATED IN
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, 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 SE 1/4 OF SECTION 23, T21N, R17E, RECORDED AS N89°37'37"W



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

20' WIDE ALLEY NORTH OF WISCONSIN WEST OF DURKEE STREET

PARCEL: 31-6-0520-00

Owner: Simon Bakery Inc., a Wisconsin Company

Part of Lot Four (4) of Block Two (2), **HERMAN ERBS 6TH WARD ADDITION**, being located in the Southeast Quarter (SE ¼) of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City containing 1,213 square feet of land and being further described by:

Commencing at the Southeast corner of said Section 23;

Thence North 89°37'37" West 2160.70 feet along the South line of the SE¼ of said Section 23 to the Southerly extension of the West line of said Lot 4;

Thence North 00°05'19" West 164.29 feet along said Westerly extension and then coincident with the West line of said Lot 4 to the Northwest corner thereof and being the point of Beginning;

Thence South 89°56'44" East 58.00 feet coincident with the North line of said Lot 4 to the Northeast corner thereof;

Thence South 00°04'53" East 20.97 feet coincident with the East line of said Lot 4;

Thence North 89°49'44" West 58.00 feet to the West line of said Lot 4;

Thence North 00°05'19" West 20.85 feet coincident with the West line of said Lot 4 to the point of beginning.

PARCEL: 31-6-0521-00

Owner: Gorman Investments LLC

The North 10 feet of the East 55 feet of Lot Six (6) and the South 10 feet of the East 55 feet of Lot Seven (7) All in Block Two (2), **HERMAN ERBS 6TH WARD ADDITION**, being located in the Southeast Quarter (SE ¼) of Section 23, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, according to the recorded Assessor's Map of said City, containing 1,100 square feet of land m/l.