

# REPORT TO CITY PLAN COMMISSION

Plan Commission Public Meeting Date: September 12, 2016

Common Council Meeting Date: September 21, 2016

**Item:** Dedication of Public Right-of-Way for Meade Street

and Spartan Drive

Case Manager: David Kress

#### **GENERAL INFORMATION**

Owner: Clearwater Creek Development, LLC

**Applicant:** Primrose Retirement Communities, c/o Corey Sauerwein

Location: Generally located west of North Meade Street and south of East Broadway Drive (part of Tax

Id #31-6-6100-50)

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

Street and Spartan Drive.

#### **BACKGROUND**

Common Council approved an amendment to the Official Map, which included Spartan Drive, on February 20, 2008. Placement of streets on the Official Map reserves those locations for street purposes and acts as an advisory to be taken into consideration when development occurs.

Comprehensive Plan Future Land Use Map Amendment #2-16, Rezoning #4-16, and Special Use Permit #3-16, all for parcel #31-6-6100-50, were approved by Common Council on June 15, 2016. Each of these items related to the applicant's proposed senior living project.

The owner/applicant has submitted a Certified Survey Map (CSM) to create a lot and dedicate the subject area for public roadway purposes. 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

**Public Right-of-Way Dedication:** Approximately 1.261 acres (54,934 square feet) of land is included in the proposed right-of-way dedication. This includes a western portion of existing Meade Street (40 feet wide) and a southern portion of future Spartan Drive (40 feet wide), as well as a vision corner for the future intersection. The remaining portion of each street will be dedicated as future land division and development occurs.

**Street Classification:** Meade Street will be dedicated as an arterial street, and Spartan Drive will be dedicated as a collector street.

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

# Street Dedication – Meade Street and Spartan Drive September 12, 2016 Page 2

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

North: Town of Grand Chute. The adjacent land uses to the north are currently a mix of single-family residential and agricultural uses.

South: Town of Grand Chute. The adjacent land uses to the south are currently single-family residential.

East: Town of Grand Chute. The adjacent land use to the east is currently a public park (Plamann Park).

West: R-3 Multi-Family District. The adjacent land uses to the west are currently a mix of single-family residential and agricultural uses.

**Comprehensive Plan 2010-2030:** The City of Appleton *Comprehensive Plan 2010-2030* identifies future Spartan Drive as an officially mapped road. It identifies this area for future multi-family residential and one and two-family residential uses. The proposed public right-of-way dedication is consistent with the following goal of the *Comprehensive Plan 2010-2030*.

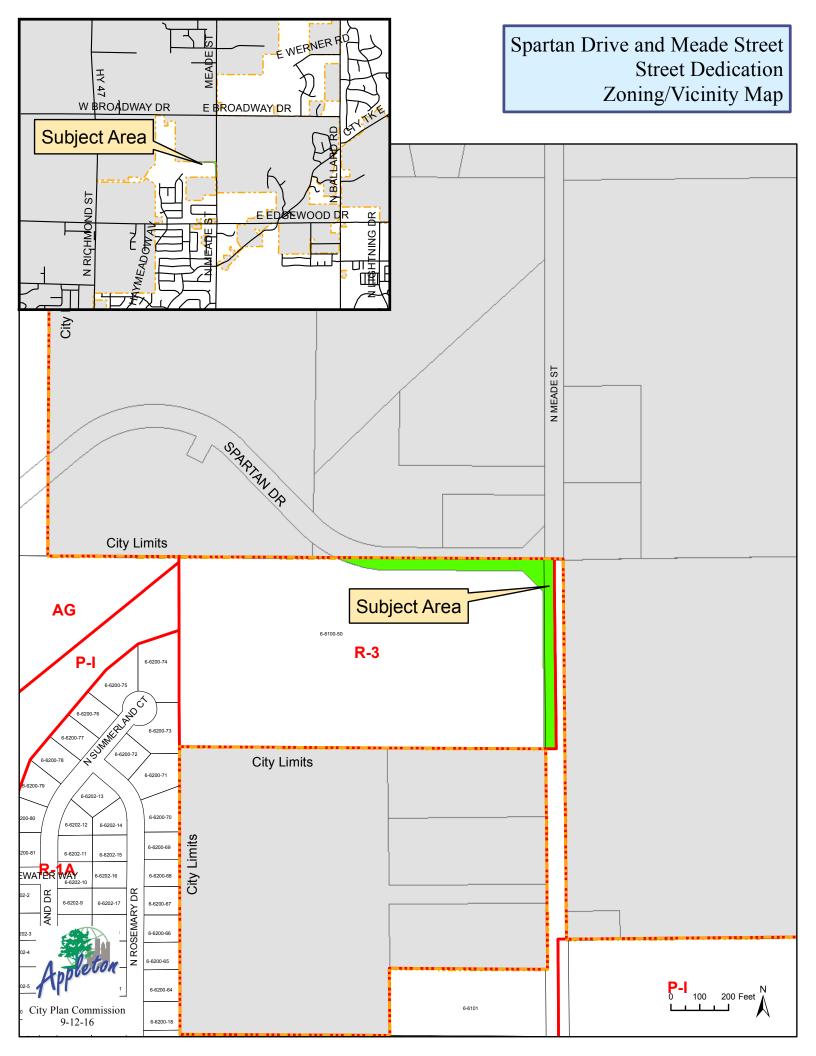
## Goal 4 – Transportation

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 August 23, 2016 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 Meade Street and Spartan Drive, as shown on the attached maps, **BE APPROVED**.



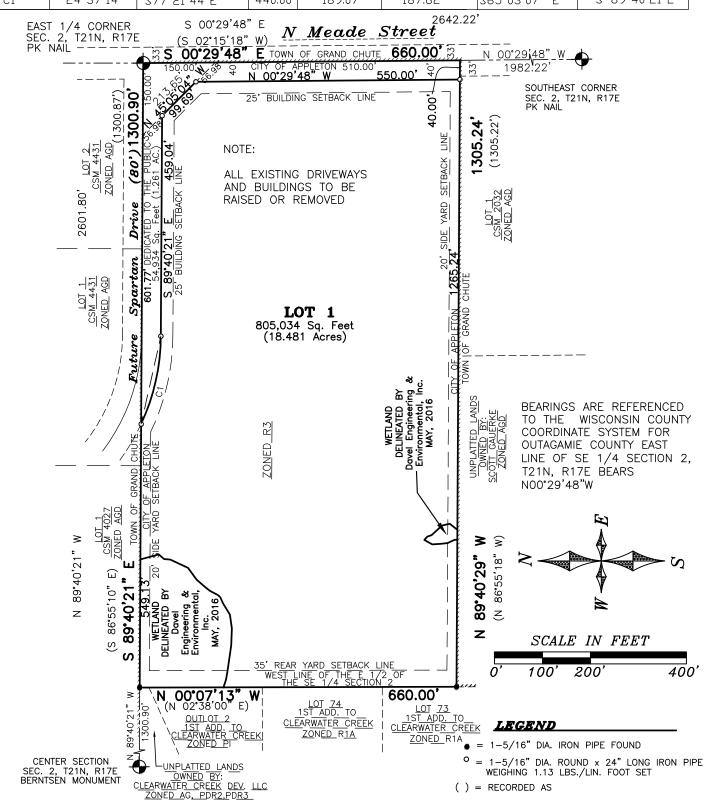


## CERTIFIED SURVEY MAP NO.

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

# CURVE DATA TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT IN	TANGENT DUT
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### PREPARED FOR: Clearwater creek development llc

1718 VANZEELAND CT LITTLE CHUTE, WI 54140

SCHULER & ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS 2711 N. MASON ST., SUITE F, APPLETON, WI 54914

L-16-4428 SHEET 1 OF 3

<b>CERTIFIED SURVEY</b>	MAP NO		
SURVEYOR'S CERTIFICA	ATE:		
THAT I HAVE SURVEYED OF THE NORTHEAST 1/4	OFESSIONAL LAND SURVEYOR, I O, DIVIDED, MAPPED, UNDER THE OF THE SOUTHEAST 1/4 OF SEC MIE COUTY, WISCONSIN AND BEI	DIRECTION OF THE OWNERS TION 2, TOWNSHIP 21 NORTH,	, RANGE 17 EAST, CITY
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	MPLIED WITH THE PROVISIONS OF REGULATIONS OF CITY OF APPLE		
DATED THIS	DAY OF	, 2016	
MICHAEL J. FRANK WISCONSIN PROFESSO	NAL LAND SURVEYOR S-2123		
CITY OF APPLETON APP	PROVAL:		
APPROVED BY THE CITY	OF APPLETON, ON THIS	DAY OF	, 2016
MAYOR	DATE	CITY CLERK	DATE
TREASURER'S CERTIFIC	CATE:		
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COUNTY TREASURER	DATE	CITY TREASURER	DATE
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WISCONSIN, ON THIS			2016.
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STATE OF WISCONSIN) ss. COUNTY)			
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NOTARY PUBLIC,			

L-4428 SHEET 3 OF 3

MY COMMISSION EXPIRES \_\_\_\_\_