



REPORT TO CITY PLAN COMMISSION

Plan Commission Public Meeting Date: November 21, 2016

Common Council Meeting Date: December 7, 2016

Item: Dedication of Public Right-of-Way, Broadway Drive

Case Manager: Jeff Towne

GENERAL INFORMATION

Owner/Applicant: Kurey Ridge, LLC; Robert De Bruin - Owner
Schuler & Associates, Inc.; Mike Frank - Applicant

Location: Generally located north of East Broadway Drive and east of North Meade Street

Petitioner's Request: City requirement dedicating 40' width on Broadway Drive

BACKGROUND

The applicant has submitted a Certified Survey Map subdividing the adjacent property to the north of the proposed dedication area into three lots. The City is acquiring the subject area through this dedication for future roadway purposes. The CSM has been approved subject to the acceptance of the subject land for dedicated public right-of-way by the Plan Commission and Common Council.

STAFF ANALYSIS

Public Right-of-Way Dedication: Approximately .229 acre (9,958 square feet) of land is included in the proposed right-of-way dedication.

Street Classification: The City's Arterial/Collector Plan identifies this portion of Broadway Drive as a collector street.

Surrounding Zoning and Land Uses:

North: R-1B – Single-Family Residence and Undeveloped
South: Town of Grand Chute – Plamann Park
East: R-1B – Single-Family Residence and Undeveloped
West: AG – Undeveloped

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

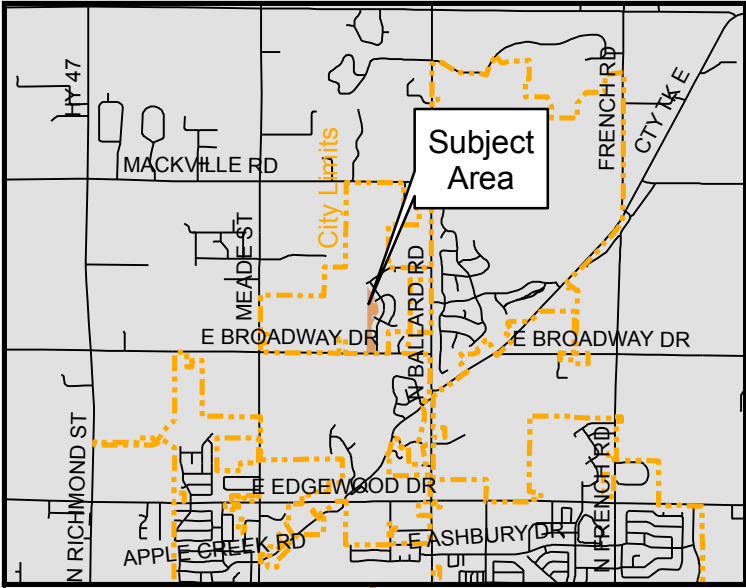
- **Goal 4 – Transportation** (Chapter 6)

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): No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends the dedication of land for public right-of-way for East Broadway Drive as shown on the attached maps, **BE APPROVED**.



Public Right-of-Way Dedication
Broadway Dr

AG

R-1B

dedicated to the public

City Limits

Subject Area

AG

R-1B

R-3

R-1A

City Limits

R-1B

P-I

R1-A

THORNAPPLE LA

1-9309

P-I

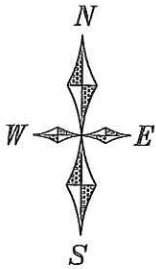
E BROADWAY DR

NIKUREY DR



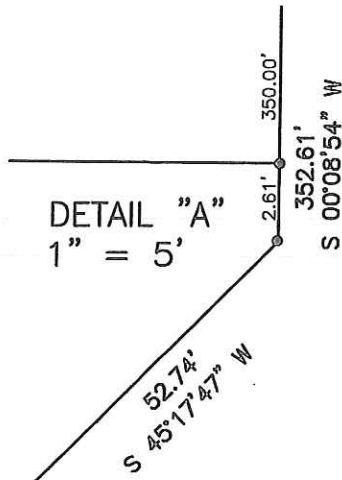
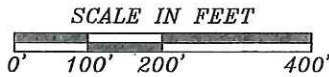
R-1B

CERTIFIED SURVEY MAP NO.
 PART OF LOTS 1 AND 3 OF CERTIFIED SURVEY
 MAP 4933 AND PART OF THE SOUTHEAST 1/4 ALL
 BEING OF IN SECTION 36, TOWNSHIP 22 NORTH,
 RANGE 17 EAST, CITY OF APPLETON,
 OUTAGAMIE COUNTY, WISCONSIN.



NOTE:
 DRAINAGE PLAN REQUIRED BEFORE
 ANY BUILDING PERMITS ARE ISSUED

BEARINGS ARE REFERENCED TO THE
 WISCONSIN COUNTY COORDINATE
 SYSTEM FOR OUTAGAMIE COUNTY
 SOUTH LINE OF THE SE 1/4
 SECTION 36 T22N, R17E BEARS
 S89°33'20"E



LEGEND

- = 1-1/4" DIA. ROUND REBAR FOUND
- = 1" DIA. ROUND x 24" LONG IRON PIPE
WEIGHING 1.13 LBS./LIN. FOOT SET

PREPARED FOR:
KUREY RIDGE LLC
 1718VAN ZEELAND COURT
 LITTLE CHUTE, WI 54140

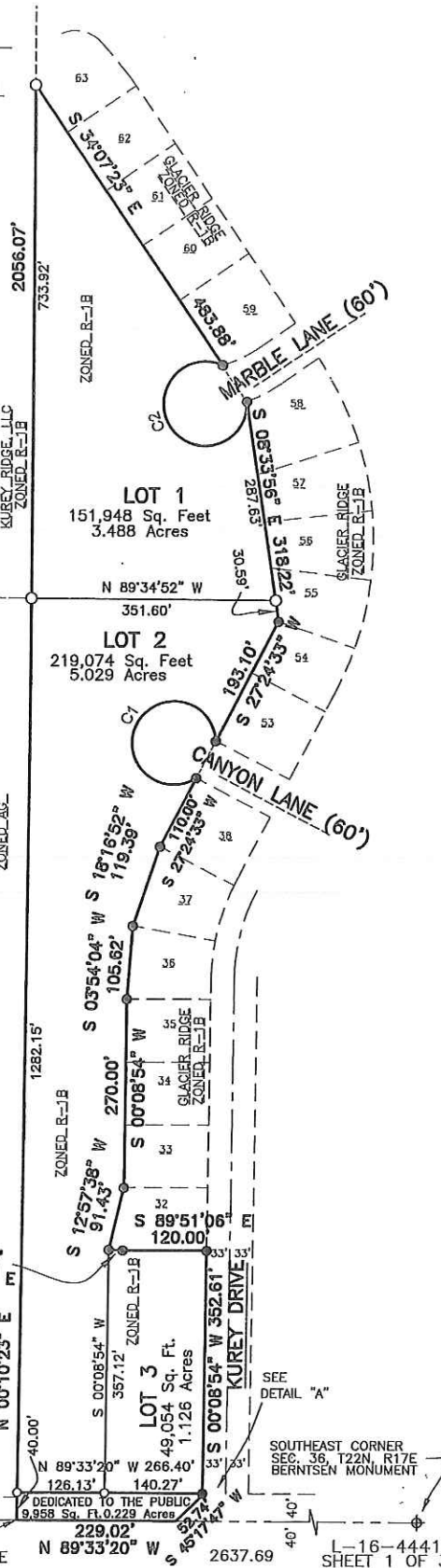
SCHULER & ASSOCIATES, INC.
 LAND SURVEYORS & ENGINEERS
 2711 N. MASON ST., SUITE F, APPLETON, WI 54914

SOUTH 1/4 CORNER
 SEC. 36, T22N, R17E
 RAILROAD SPIKE

BROADWAY DRIVE

CURVE DATA TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	300°00'00"	S27°24'33"W	60.00'	314.16'	60.00'	N02°35'27"W	N 57°24'33"E
C2	297°25'27"	S34°16'05.5"E	60.00'	311.46'	62.32'	N65°33'22"W	N02°58'49"E



L-16-4441
 SHEET 1 OF 3