



REPORT TO CITY PLAN COMMISSION

Plan Commission Meeting Date: September 8, 2020

Common Council Meeting Date: September 16, 2020

Item: Dedication of Public Right-of-Way for Green Bay Road

Case Manager: David Kress, Principal Planner

GENERAL INFORMATION

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

Location: Generally located east of the intersection of Green Bay Road and North Street (part of parcels #31-1-1176-00 and #31-1-0721-00)

Petitioner's Request: The applicant is requesting a dedication of land for public right-of-way for Green Bay Road.

BACKGROUND

A Certified Survey Map (CSM) was recently submitted to combine parcels #31-1-1178-00, #31-1-1176-00, and #31-1-0721-00 located east of Green Bay Road. These parcels are owned by the City and used as part of Peabody Park. The CSM proposes to dedicate the subject area for public roadway purposes in order to have the existing street pavement fully located within the right-of-way. 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 2,160 square feet of land is included in the proposed right-of-way dedication. This includes part of parcels #31-1-1176-00 and #31-1-0721-00 (width varies).

Street Classification: The City's Arterial/Collector Plan Map identifies this portion of Green Bay Road as a local street.

Surrounding Zoning Classification and Land Uses:

North: R-1C Central City Residential District. Existing Green Bay Road right-of-way is immediately north of the subject area, and the adjacent land uses consist of single-family residential.

South: P-I Public Institutional District. The adjacent land use to the south is currently Peabody Park.

East: P-I Public Institutional District. The adjacent land use to the east is currently Peabody Park.

West: R-1C Central City Residential District. Existing Green Bay Road right-of-way is immediately west of the subject area, and the adjacent land uses consist of single-family residential.

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Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* identifies this area for future Public Parks and Open Space 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 first shared with the CSM Review Group by email on August 13, 2020. No negative comments were received from participating departments.

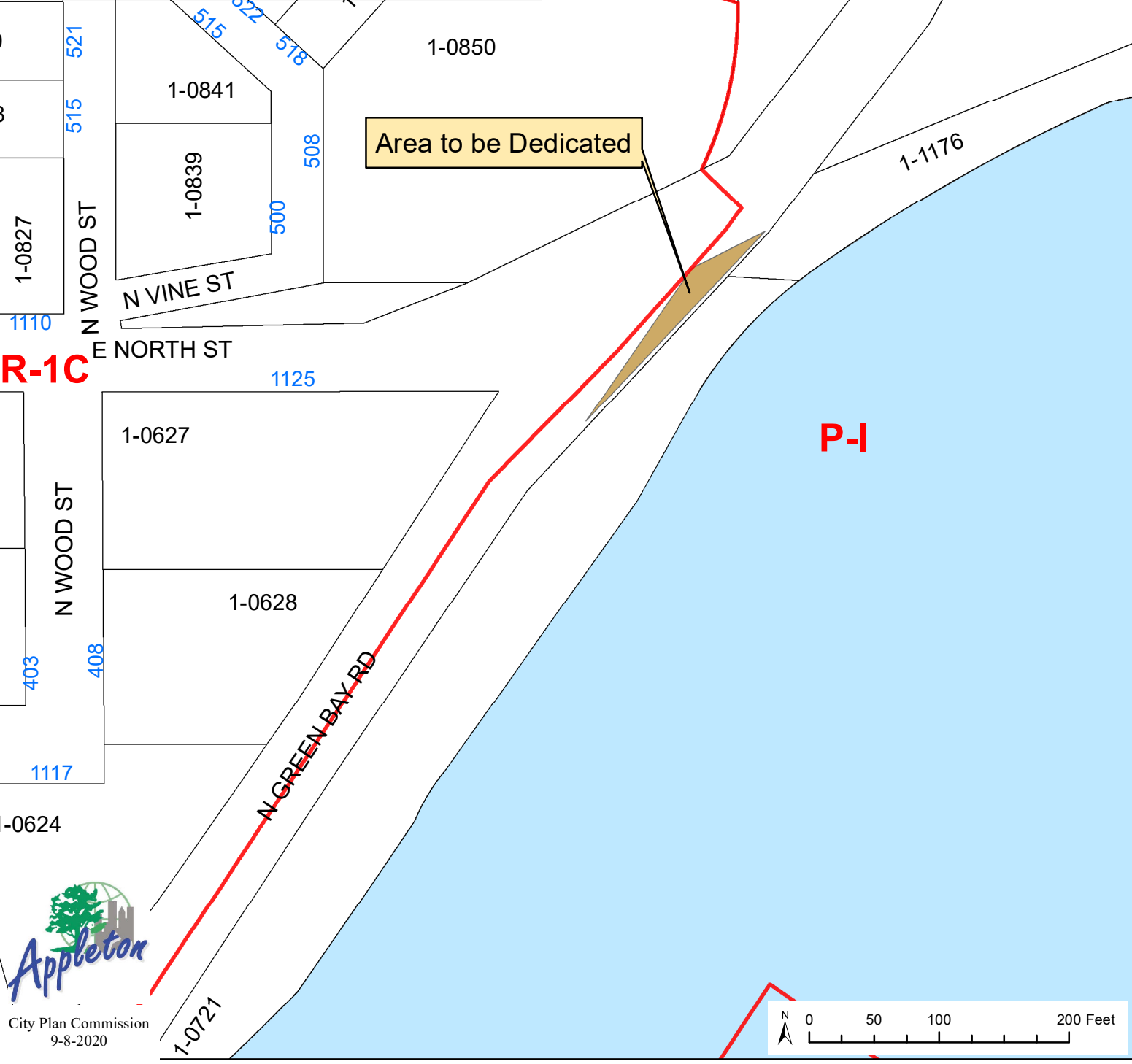
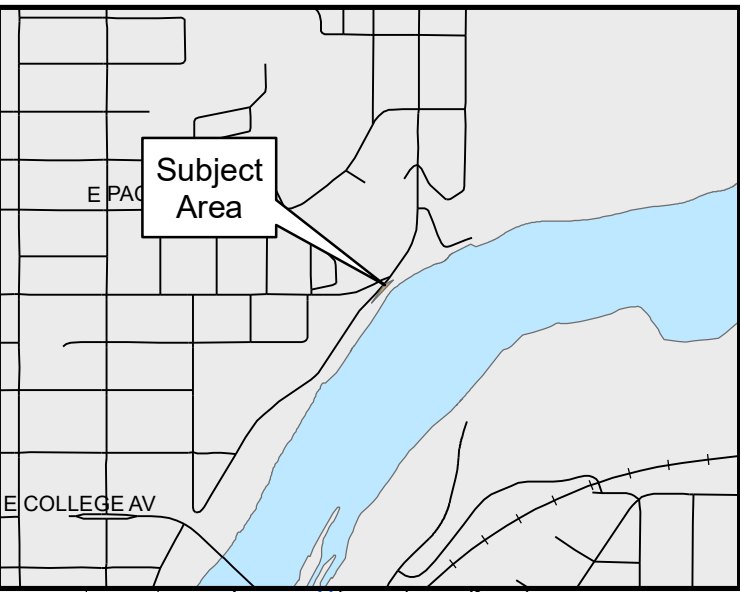
RECOMMENDATION

Staff recommends the dedication of land for public right-of-way for Green Bay Road, as shown on the attached maps, **BE APPROVED**.

Green Bay Road
Street Right-of-Way Dedication
Zoning Map

Subject
Area

Area to be Dedicated

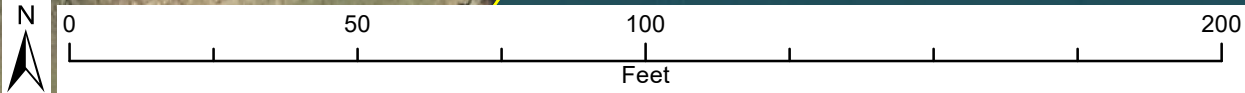


Green Bay Road
Street Right-of-Way Dedication
Aerial Map

Area to be Dedicated

E NORTH ST

N GREEN BAY RD



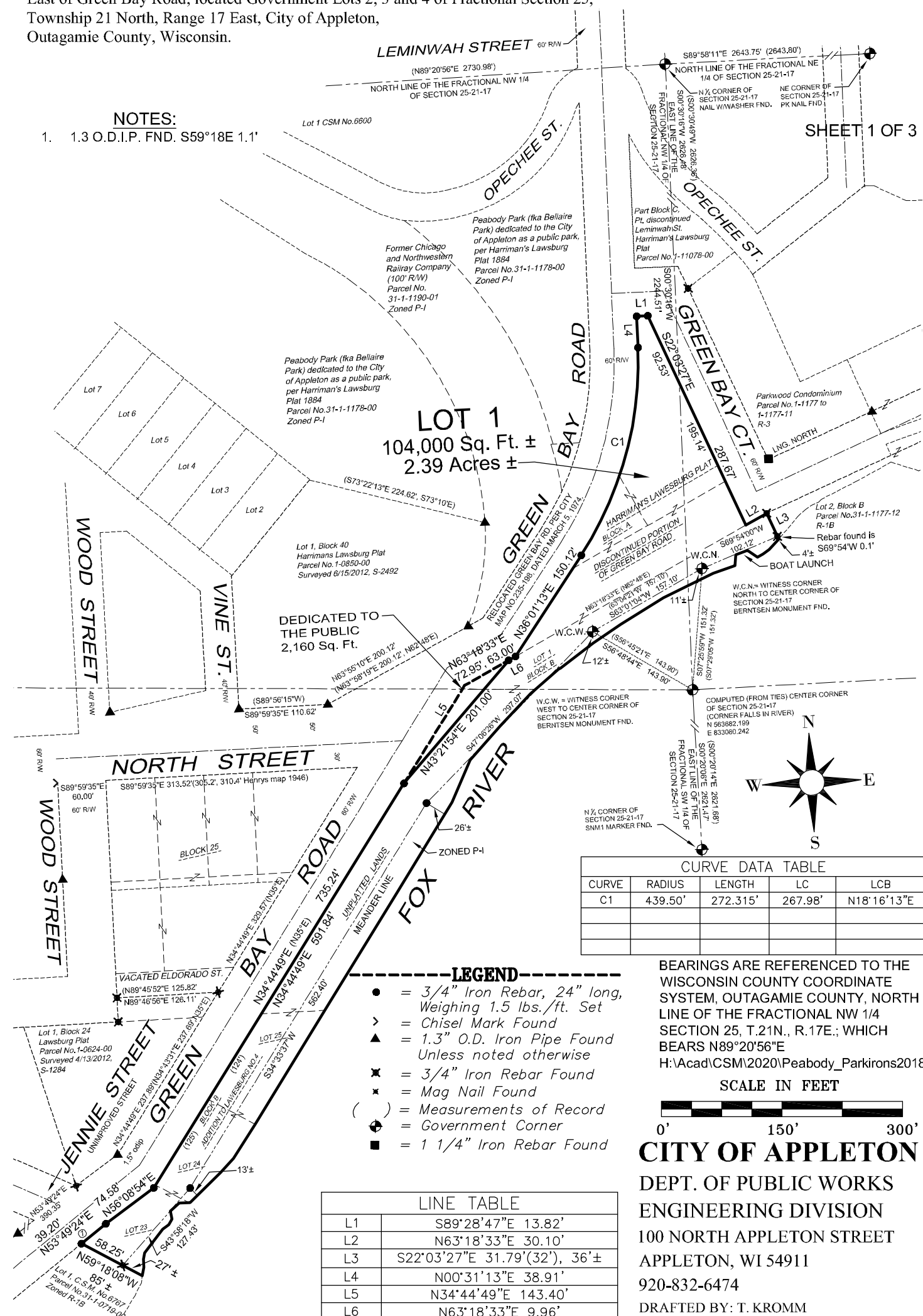
CERTIFIED SURVEY MAP NO. _____

All of Lots 23, 24 and 25, Block B in the Addition to Lawesburg No. 4 and All of Lot 1 of Block B, Part of Block A, Part of Peabody Park (fka Bellaire Park) and Part of discontinued Green Bay Road, Harriman's Lawsburg Plat 1884, all according to the recorded Assessors Map of the City of Appleton, also a Part of Government Lot 4 lying East of Green Bay Road, located Government Lots 2, 3 and 4 of Fractional Section 25, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

NOTES:

1. 1.3 O.D.I.P. FND. S59°18'E 1.1'

SHEET 1 OF 3



DEDICATED TO THE PUBLIC
2,160 Sq. Ft.

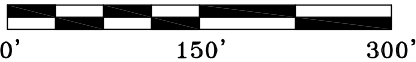
LOT 1
104,000 Sq. Ft. ±
2.39 Acres ±

CURVE DATA TABLE				
CURVE	RADIUS	LENGTH	LC	LCB
C1	439.50'	272.315'	267.98'	N18°16'13"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, NORTH LINE OF THE FRACTIONAL NW 1/4 SECTION 25, T.21N., R.17E.; WHICH BEARS N89°20'56"E
H:\Acad\CSM\2020\Peabody_Park\irons2018

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

LINE TABLE	
L1	S89°28'47"E 13.82'
L2	N63°18'33"E 30.10'
L3	S22°03'27"E 31.79'(32'), 36'±
L4	N00°31'13"E 38.91'
L5	N34°44'49"E 143.40'
L6	N63°18'33"E 9.96'

CERTIFIED SURVEY MAP NO. _____

All of Lots 23, 24 and 25, Block B in the Addition to Lawesburg No. 4 and All of Lot 1 of Block B, Part of Block A, Part of Peabody Park (fka Bellaire Park) and Part of discontinued Green Bay Road, Harriman's Lawsburg Plat 1884, all according to the recorded Assessors Map of the City of Appleton, also a Part of Government Lot 4 Addition to Lawesburg No. 4, lying East of Green Bay Road, all located Government Lots 2, 3 and 4 of Fractional Section 25, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

SURVEYOR’S CERTIFICATE: SHEET 2 OF 3

All of Lots 23, 24 and 25, Block B in the Addition to Lawesburg No. 4 and All of Lot 1 of Block B, Part of Block A, Part of Peabody Park (fka Bellaire Park) and Part of discontinued Green Bay Road, Harriman's Lawsburg Plat 1884, all according to the recorded Assessors Map of the City of Appleton, also that part of Government Lot 4 of Fractional Section 25 lying East of Green Bay Road and West of the Fox River sometimes referred to as Lot 26, Block B in the Addition to Lawesburg No. 4, all located Government Lots 2, 3 and 4 of Fractional Section 25, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 2.39 Acres (104,000 sq. ft. m/l) of land m/l and being more fully described by:

Commencing at the Northeast corner of said Section 25;
Thence North 89°58'11" West 2643.75 feet along the North line of the Fractional NW ¼ of said Section 25 to the N ¼ corner of said Section 25;
Thence South 00°30'16" West 2244.51 feet along the East line of the Fractional NW ¼ of said Section 25 to the Southwesterly line of Green Bay Court and being the point of beginning;
Thence South 22°03'27" East 195.14 feet along the Southwesterly line of Green Bay Court;
Thence North 63°18'33" East 30.10 feet along the Southeasterly line of Green Bay Court;
Thence South 22°03'27" East 31.79 to a meander corner of the Fox River being North 22°00'17" West 4 feet ± distant from the water’s edge;
Thence South 69°54'00" West 102.12 feet along said meander line of the Fox River;
Thence South 63°01'04" West 157.10 feet along said meander line of the Fox River;
Thence South 47°06'26" West 297.07 feet along said meander line of the Fox River;
Thence South 34°33'37" West 562.40 feet along said meander line of the Fox River;
Thence South 43°58'18" West 127.43 feet along said meander line of the Fox River to a point on the Northeasterly line of Lot 1 of Certified Survey Map No. 6767 said point being North 59°16'48" West 27 feet m/l distant from the water’s edge and also being the end of said meander line of the Fox River
Thence North 59°18'08" West 58.25 feet to the Southeasterly line of Green Bay Road;
Thence North 53°49'24" East 39.20 feet along the Southeasterly line of Green Bay Road;
Thence North 56°08'54" East 74.58 feet along the Southeasterly line of Green Bay Road;
Thence North 34°44'49" East 735.24 feet along the Southeasterly line of Green Bay Road;
Thence North 63°18'33" East 72.95 feet along the Southeasterly line of Green Bay Road to the Southeasterly line of relocated Green Bay Road, as laid out by the City of Appleton and referenced on City of Appleton Map No. 235-198, dated March 5, 1974;
Thence North 36°01'13" East 150.12 feet along the Southeasterly line of Green Bay Road as relocated by the City of Appleton and referenced on City of Appleton Map No. 235-198, dated March 5, 1974;
Thence Northeasterly 272.315 feet along the arc of curve to the left having a radius of 439.50 feet and the chord of which bears North 18°16'13" East 267.98 feet along the Southeasterly line of Green Bay Road as relocated by the City of Appleton and referenced on City of Appleton Map No. 235-198, dated March 5, 1974;
Thence North 00°31'13" East 38.91 feet along the East line of Green Bay Road as relocated by the City of Appleton and referenced on City of Appleton Map No. 235-198, dated March 5, 1974 to the South line of Green Bay Court;
Thence South 89°28'47" East 13.82 feet along the South line of Green Bay Court as relocated by the City of Appleton and referenced on City of Appleton Map No. 235-198, dated March 5, 1974 to the Southwesterly line of Green Bay Court;
Thence South 22°03'27" East 92.53 feet along the Southwesterly line of Green Bay Court 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 _____, 2020.

Wisconsin Professional Land Surveyor: Thomas M. Kromm

This Certified Survey Map is part of tax parcels 31-1-1178-00 and 31-1-1176-00 and all of tax parcel 31-1-0721-00. All of the land in this Certified Survey Map is Zoned P-I. This Certified Survey Map is fully contained within the property described in the following recorded instruments: Plat Doc. No. 69805 (Bellaire Park Plat Dedication), QCD Doc. No. 320435, WD Doc. No.510118 and WD Doc. No. 503359, QCD No.612042.

All of Lots 23, 24 and 25, Block B in the Addition to Lawesburg No. 4 and All of Lot 1 of Block B, Part of Block A, Part of Peabody Park (fka Bellaire Park) and Part of discontinued Green Bay Road, Harriman's Lawsburg Plat 1884, all according to the recorded Assessors Map of the City of Appleton, also a Part of Government Lot 4 Addition to Lawesburg No. 4, lying East of Green Bay Road, all located Government Lots 2, 3 and 4 of Fractional Section 25, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

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.

Kami Lynch, City Clerk Date

STATE OF WISCONSIN)
) SS
OUTAGAMIE COUNTY)

Personally came before me on this _____ day of _____, 2020, the above named owners to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary

My commission expires _____

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:

County Treasurer _____ Date _____

Approved by the City of Appleton on this _____ day of _____.

Kami Lynch, City Clerk