



# 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.*

---

Wednesday, February 23, 2022

3:30 PM

Council Chambers, 6th Floor

---

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting

[22-0161](#) City Plan Minutes from 2-9-22

**Attachments:** [City Plan Minutes 2-9-22.pdf](#)

#### 4. Public Hearings/Apearances

#### 5. Action Items

[22-0162](#) Request to approve the dedication of land for public right-of-way for a portion of Appleton Street, generally located east of Appleton Street and south of Washington Street (parts of Tax Id #31-2-0272-00 and #31-2-0272-01), as shown on the attached maps

**Attachments:** [StaffReport\\_AppletonStIndentedArea\\_StreetDedication\\_For02-23-22.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.*

---

Wednesday, February 9, 2022

3:30 PM

Council Chambers, 6th Floor

---

1. Call meeting to order

**Meeting called to order by Chair Mayor Woodford at 3:31 p.m.**

2. Roll call of membership

*Commissioner Robins appeared at 3:32 p.m. virtually and participated via Teams.*

**Present:** 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Dane

**Excused:** 1 - Uitenbroek

*Others present:*

*Fred Evenson, CR Structures Group, Inc.*

*Joel Ehrfurth, Mach IV Engineering & Surveying*

3. Approval of minutes from previous meeting

[22-0071](#)

City Plan Minutes from 1-26-22

**Attachments:** [City Plan Minutes 1-26-22.pdf](#)

**Fenton moved, seconded by Palm, that the Minutes be approved. Roll Call.**

**Motion carried by the following vote:**

**Aye:** 5 - Palm, Mayor Woodford, Fenton, Buetow and Dane

**Excused:** 2 - Robins and Uitenbroek

4. Public Hearings/Appearances

[22-0072](#)

Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-22 for the subject parcel located at 1312 North Division Street (Tax Id #31-6-0598-00) from future One and Two-Family Residential land use designation to Mixed Use land use designation as shown on the attached map and approve the attached Resolution (Associated with Action Item #22-0073)

**Attachments:** [ClassIIPublicHearingNoticeNewspaper\\_MaritimeBar\\_CompPlanAmend#1-22.pdf](#)  
[InformalPublicHearingNotice\\_MaritimeBar\\_CompPlan+Rezoning.pdf](#)

This public hearing was held, and no one spoke on the item.

[22-0074](#)

Rezoning #1-22 for the subject parcels located at 1312 North Division Street (Tax Id #31-6-0598-00) and 336 West Wisconsin Avenue (Tax Id #31-6-0599-00), including the adjacent one-half (1/2) right-of-way of North Division Street and West Wisconsin Avenue, as shown on the attached maps, from R-1C Central City Residential District and C-2 General Commercial District to C-1 Neighborhood Mixed Use District (Associated with Action Item #22-0075)

**Attachments:** [InformalPublicHearingNotice\\_MaritimeBar\\_CompPlan+Rezoning.pdf](#)

This public hearing was held, and no one spoke on the item.

## 5. Action Items

[22-0073](#)

Request to approve Comprehensive Plan 2010-2030 Future Land Use Map Amendment #1-22 for the subject parcel located at 1312 North Division Street (Tax Id #31-6-0598-00) from future One and Two-Family Residential land use designation to Mixed Use land use designation as shown on the attached map and approve the attached Resolution

**Attachments:** [StaffReport\\_MaritimeBar\\_CompPlan+Rezoning\\_For02-09-22.pdf](#)

*Proceeds to Council on March 16, 2022.*

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

**Aye:** 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Dane

**Excused:** 1 - Uitenbroek

[22-0075](#)

Request to approve Rezoning #1-22 for the subject parcels located at 1312 North Division Street (Tax Id #31-6-0598-00) and 336 West Wisconsin Avenue (Tax Id #31-6-0599-00), including the adjacent one-half (1/2) right-of-way of North Division Street and West Wisconsin Avenue, as shown on the attached maps, from R-1C Central City Residential District and C-2 General Commercial District to C-1 Neighborhood Mixed Use District

**Attachments:** [StaffReport\\_Maritime Bar\\_CompPlan+Rezoning\\_For02-09-22.pdf](#)

*Proceeds to Council on March 16, 2022.*

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

**Aye:** 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Dane

**Excused:** 1 - Uitenbroek

**6. Information Items**

**7. Adjournment**

**Fenton moved, seconded by Palm, that the meeting be adjourned at 3:40. Roll Call. Motion carried by the following vote:**

**Aye:** 6 - Palm, Robins, Mayor Woodford, Fenton, Buetow and Dane

**Excused:** 1 - Uitenbroek



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** February 23, 2022

**Common Council Meeting Date:** March 2, 2022

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

**Case Manager:** David Kress, Principal Planner

### **GENERAL INFORMATION**

---

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

**Location:** Generally located east of Appleton Street and south of Washington Street (part of parcel #31-2-0272-00 and part of parcel #31-2-0272-01)

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

### **BACKGROUND**

---

The subject area is located on the block bound by Appleton Street, Washington Street, Oneida Street, and City Center Street. A City-owned parking ramp, most recently known as the Blue Ramp, was located on parcel #31-2-0272-00 until it was demolished in 2019. Parcels #31-2-0272-01 and #31-2-0272-02 were acquired by the City in 2018, and the buildings were demolished in conjunction with the Blue Ramp. After demolition, an indented loading zone was installed along Appleton Street to accommodate the Building for Kids Children's Museum, and the public sidewalk was shifted to the subject area. The indented area was created in conjunction with the conversion to two-way traffic and addition of bike lanes on Appleton Street.

On January 19, 2022, Common Council approved a Development Agreement with Merge LLC for a mixed-use development located on parcels #31-2-0272-00, #31-2-0272-01, and #31-2-0272-02 (located in Tax Increment Financing District #11).

A Certified Survey Map (CSM) was recently submitted to combine parcels #31-2-0272-00, #31-2-0272-01, and #31-2-0272-02. These parcels are currently owned by the City and covered by the Development Agreement mentioned above. The CSM proposes to dedicate the subject area for public roadway purposes in order to have the existing street/sidewalk pavement fully located within the right-of-way. CSMs are reviewed and administratively approved by City staff. 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 498 square feet of land is included in the proposed right-of-way dedication. This includes part of parcels #31-2-0272-00 and #31-2-0272-01. As shown on the attached exhibit map, the right-of-way for Appleton Street would be widened by six feet in this area.

## Street Dedication – Appleton Street

February 23, 2022

Page 2

**Street Classification:** The City’s Arterial/Collector Plan Map identifies this portion of Appleton Street as a collector street.

**Surrounding Zoning Classification 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 institutional in nature.

North: CBD Central Business District. Existing Washington Street right-of-way is immediately north of the subject area, and the adjacent land use is institutional (Appleton Public Library).

South: CBD Central Business District. The adjacent land uses to the south are currently a mix of commercial and institutional uses.

East: CBD Central Business District. The adjacent land to the east is currently vacant (site of proposed Merge LLC phase two mixed-use development).

West: CBD Central Business District. Existing Appleton Street right-of-way is immediately west of the subject area, and the adjacent land use is commercial.

**Comprehensive Plan 2010-2030:** The City of Appleton *Comprehensive Plan 2010-2030* identifies this area as future Central Business District designation. The proposed public right-of-way dedication is consistent with the following goal from 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.*

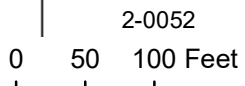
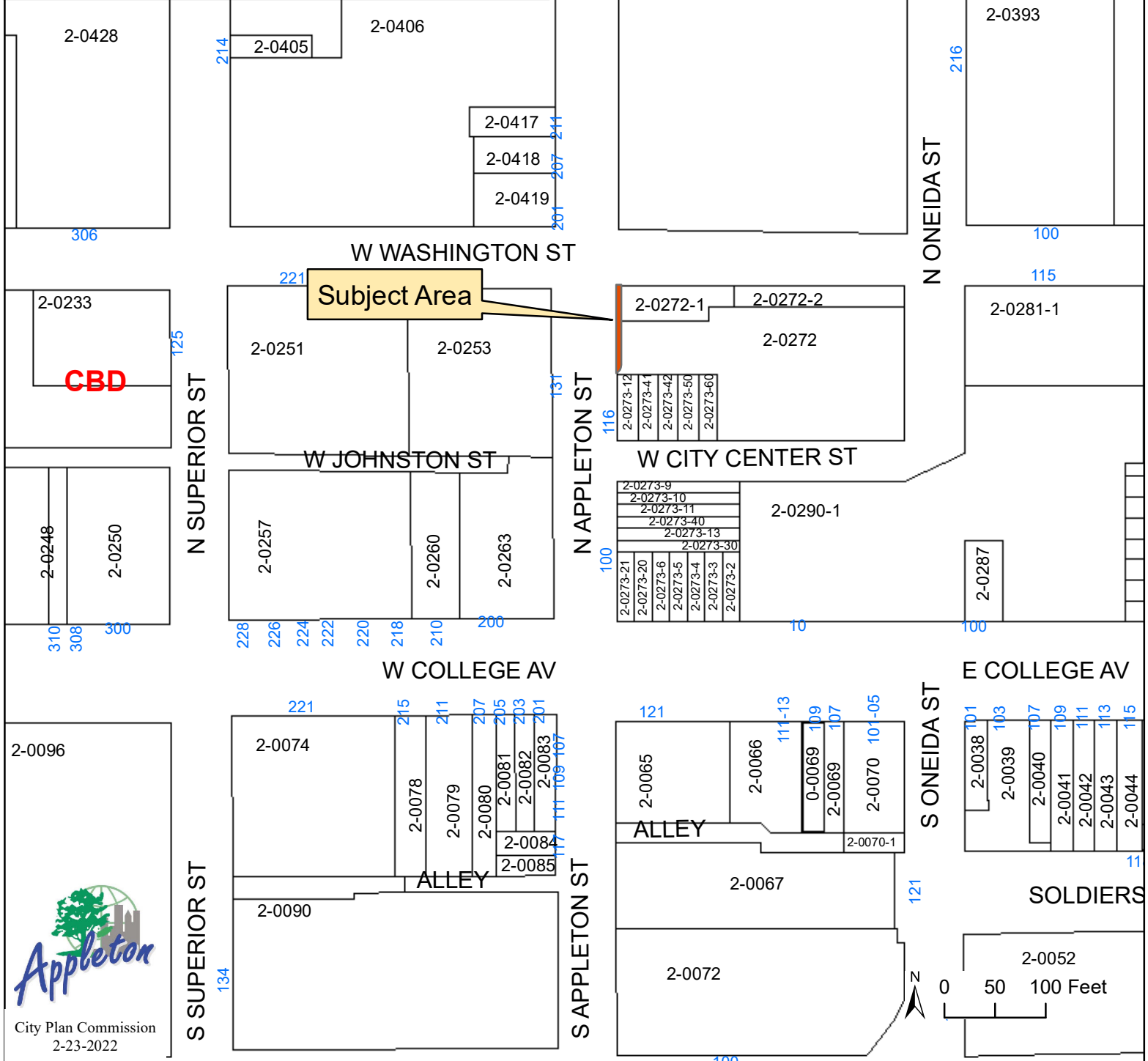
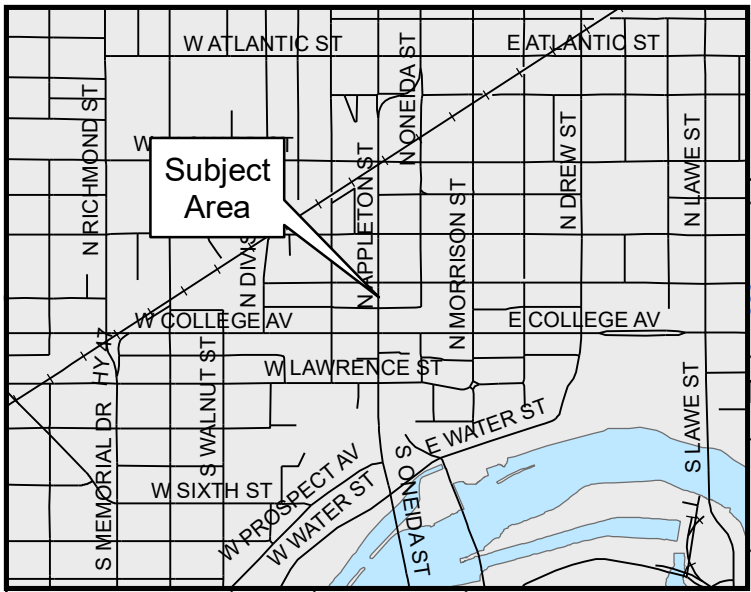
**Technical Review Group (TRG) Report:** This item appeared on the February 15, 2022 TRG agenda. No negative comments were received from participating departments.

## **RECOMMENDATION**

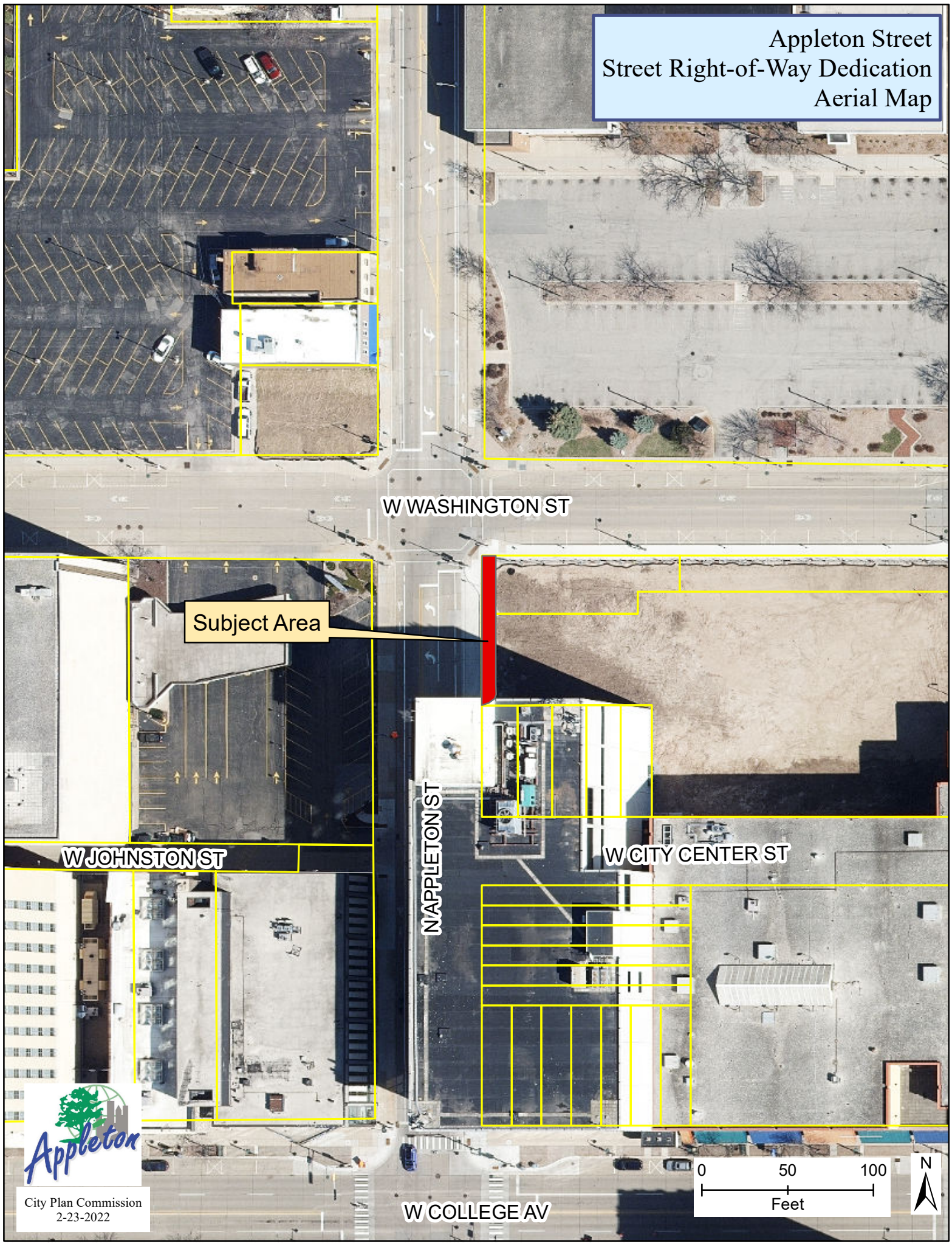
---

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

# Appleton Street Street Right-of-Way Dedication Zoning Map



Appleton Street  
Street Right-of-Way Dedication  
Aerial Map



Subject Area

W WASHINGTON ST

W JOHNSTON ST

N APPLETON ST

W CITY CENTER ST

W COLLEGE AV



City Plan Commission  
2-23-2022

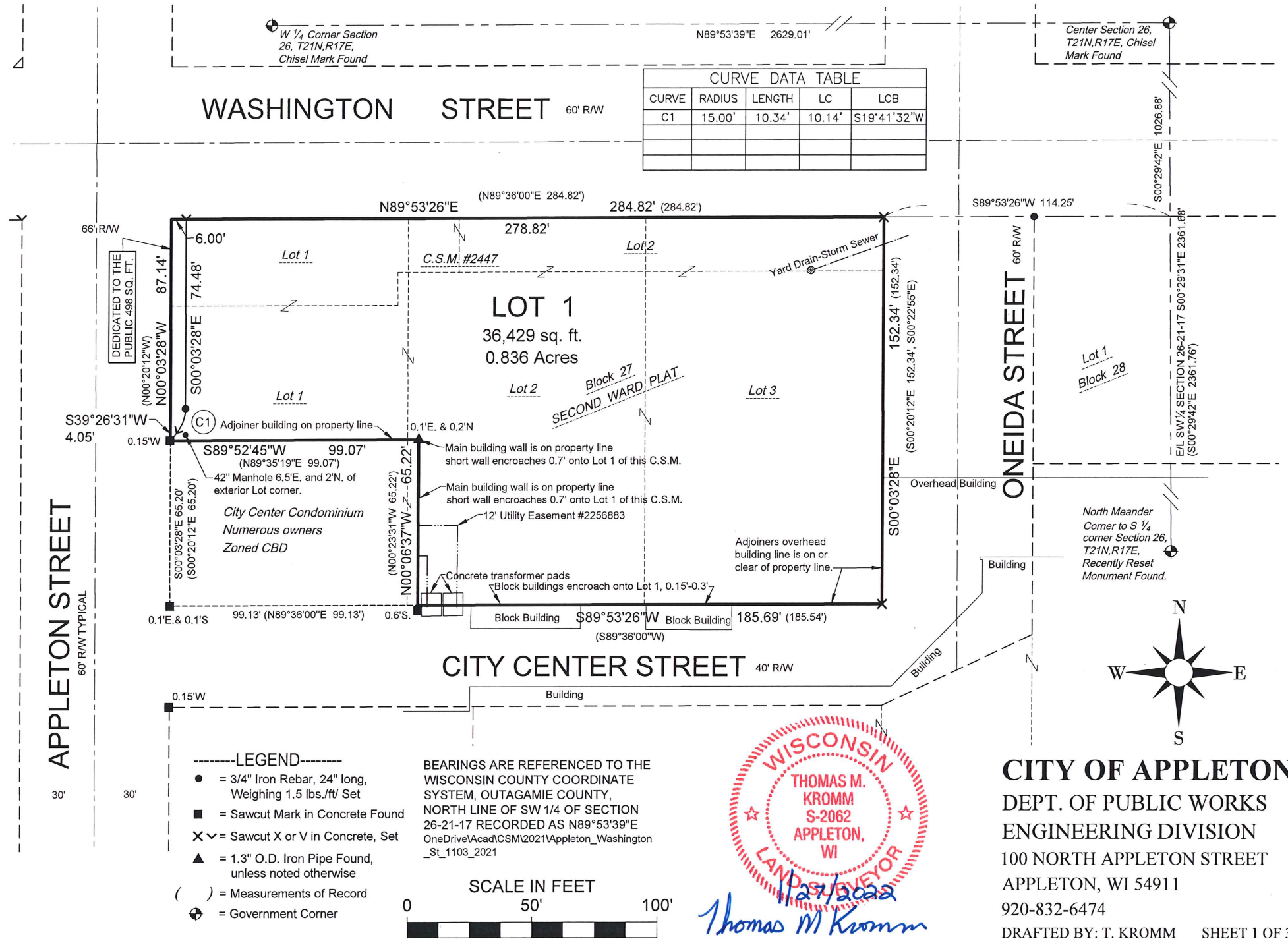




RECEIVED  
 JAN 27 2022  
 CITY OF APPLETON  
 COMM/ECON DEV

**CERTIFIED SURVEY MAP NO.**

Lot 1 and 2 of Certified Survey Map No. 2447, all of Lot 3 and part of Lot 1 and 2, in Block 27, **SECOND WARD PLAT (aka APPLETON PLAT)**, according to the recorded Assessor's Map of the City of Appleton, located in and being a part of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.



- LEGEND-----
- = 3/4" Iron Rebar, 24" long, Weighing 1.5 lbs./ft/ Set
  - = Sawcut Mark in Concrete Found
  - X ✓ = Sawcut X or V in Concrete, Set
  - ▲ = 1.3" O.D. Iron Pipe Found, unless noted otherwise
  - ( ) = Measurements of Record
  - ⊕ = Government Corner

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, NORTH LINE OF SW 1/4 OF SECTION 26-21-17 RECORDED AS N89°53'39"E OneDrive\Acad\CSM\2021\Appleton\_Washington\_St\_1103\_2021

SCALE IN FEET

0 50' 100'

WISCONSIN  
 THOMAS M. KROMM  
 S-2062  
 APPLETON, WI  
 LAND SURVEYOR  
 1/27/2022  
 Thomas M Kromm

**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.**

Lot 1 and 2 of Certified Survey Map No. 2447, all of Lot 3 and part of Lot 1 and 2, in Block 27, **SECOND WARD PLAT (aka APPLETON PLAT)**, according to the recorded Assessor's Map of the City of Appleton, located in and being a part of the Northeast ¼ of the Southwest ¼ of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

### **SURVEYOR'S CERTIFICATE:**

SHEET 2 OF 3

Lot 1 and 2 of Certified Survey Map No. 2447, all of Lot 3 and part of Lot 1 and 2, in Block 27, **SECOND WARD PLAT (aka APPLETON PLAT)**, according to the recorded Assessor's Map of the City of Appleton, located in and being a part of the Northeast ¼ of the Southwest ¼ of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin, containing 0.8477 Acres (36,927 sq. ft.) of land and being described by:

Commencing at the Northeast corner of said Block 27 and being the point of beginning;

Thence South 00°03'28" East 152.34 feet along the East line of Block 27 and being coincident with the West line of Oneida Street to the North line of City Center Street;

Thence South 89°53'26" West 185.69 feet along the South line of Lots 2 and 3 of said Block 27; and being coincident with the North line of City Center Street;

Thence North 00°06'37" West 65.22 feet;

Thence South 89°52'45" West 99.07 feet to the West line of Lot 1 of said Block 27;

Thence North 00°03'28" West 87.14 feet along the West line of said Lot 1 and being coincident with the East line of Appleton Street;

Thence North 89°53'26" East 284.82 feet along the North line of said Block 27 and being coincident with the South line of Washington Street 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 27<sup>th</sup> day of January, 2022.



Wisconsin Professional Land Surveyor: Thomas M. Kromm



This Certified Survey Map is all of tax parcel 31-2-0272-00, 31-2-0272-01 and 31-2-0272-02.

The land on this Certified Survey Map is Zoned CBD.

This Certified Survey Map is contained within the property described in the following recorded instrument: Document No.876209, 2150911 and 2147310.

The property owner of record is the City of Appleton.

# CERTIFIED SURVEY MAP NO.

Lot 1 and 2 of Certified Survey Map No. 2447, all of Lot 3 and part of Lot 1 and 2, in Block 27, **SECOND WARD PLAT (aka APPLETON PLAT)**, according to the recorded Assessor's Map of the City of Appleton, located in and being a part of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

## 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 on this Certified Survey Map to be surveyed, divided, mapped and dedicated all as shown and represented on this map. We do further certify this Certified Survey Map is required by s.236.10 or 236.12 of the Wisconsin statutes to be submitted to the following for approval.  
City of Appleton

\_\_\_\_\_  
Jacob A. Woodford, Mayor Date

\_\_\_\_\_  
Kami Lynch, City Clerk Date

STATE OF WISCONSIN)  
) SS  
OUTAGAMIE COUNTY)

Personally came before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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  
Anthony D. Saucerman

\_\_\_\_\_  
County Treasurer Date  
Trenton Woelfel



*Thomas M Kromm*  
1/27/2022

CITY OF APPLETON APPROVAL:  
Approved by the City of Appleton on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Jacob A. Woodford, Mayor Date

\_\_\_\_\_  
Kami Lynch, City Clerk Date