



DEPARTMENT OF
**PUBLIC
WORKS**

MEMORANDUM

Date: July 21, 2025
To: Municipal Services Committee
From: Laura Jungwirth, Director of Public Works
Pete Neuberger, Deputy Director of Public Works / City Engineer
Eric Lom, City Traffic Engineer
Subject: Glenmore Park Plat - New Street Design Approvals

Since the City's adoption of the Complete Streets Design Guide and Complete Streets Policy in 2024, the Department of Public Works (DPW) has presented new street design criteria to the Municipal Services Committee and Common Council for approval prior to Final Plat.

Action Item:

Approve the roadway design parameters for proposed streets in the Glenmore Park plat as follows:

- Apple Hill Boulevard (south plat limits to Dolcetto Way):
 - Collector street designation.
 - 60' to 70' right-of-way (varies per plat).
 - 10' concrete sidepath on south side along the right-of-way line.
 - 5' concrete sidewalks on north side along the right-of-way line.
 - Vegetated terraces on both sides, adjacent to sidewalks (width varies).
 - Street having a future concrete pavement section with curb & gutter; the pavement section is 30' wide (from back of curb to back of curb). Transition from 30' width to 37' width at south plat limits to match existing pavement.
 - On-street parking on one side only.
 - Future supplemental traffic calming spot features may be determined administratively with final design.
- Dolcetto Way (Apple Hill Boulevard to north plat limits):
 - Collector street designation.
 - 60' right-of-way.
 - 7' concrete sidewalks on both sides along the right-of-way line.
 - 8' vegetated terraces on both sides, adjacent to sidewalks.
 - Street having a future concrete pavement section with curb & gutter; the pavement section is 30' wide (from back of curb to back of curb).
 - On-street parking on one side only.
 - Future supplemental traffic calming spot features may be determined administratively with final design.
 - Note: Segment from Apple Hill Boulevard to south plat limits will be dependent on final design of intersections and will be approved administratively by DPW staff.

- Altesse Way (Dolcetto Way to Mencia Court), Grillo Way (Dolcetto Way to Altesse Way), Mencia Court (Dolcetto Way to cul de sac)
 - Local street designation
 - 60' right-of-way.
 - 5' concrete sidewalks on both sides along the right-of-way line.
 - 11.5' vegetated terraces on both sides, adjacent to sidewalks.
 - Street having a future concrete pavement section with curb & gutter; the pavement section is 27' wide (from back of curb to back of curb).
 - On-street parking on one side only.
 - Future supplemental traffic calming spot features may be determined administratively with final design.
 - Altesse way cul de sac bulb pavement will be 45' radius (measured between backs of curb) within a 60' radius right-of-way.

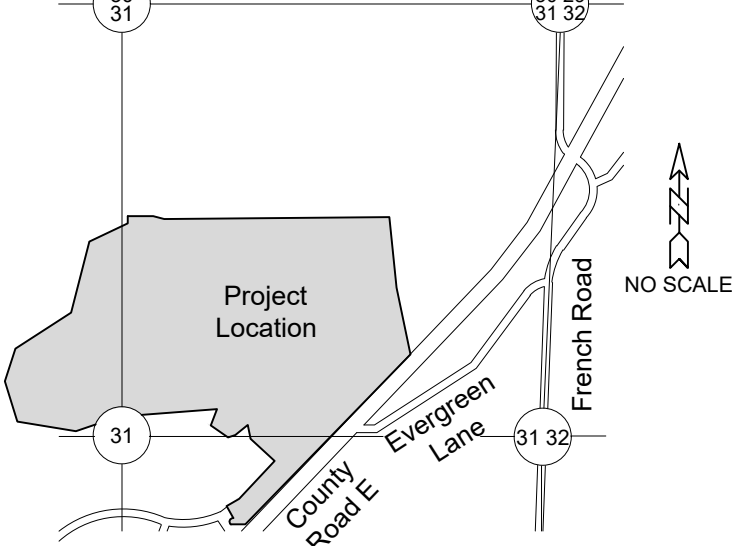
Preliminary Plat of

Glenmore Park

Part of Lot 1 of Certified Survey Map 8575, being Part of the Northwest 1/4, the Northeast 1/4, the Southwest 1/4 and the Southeast 1/4 of the Northeast 1/4; Part of the Southeast 1/4 of the Northwest 1/4; and Part of the Northwest 1/4 of the Southeast 1/4; All in Section 31, Township 22 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.

LOCATION MAP

NE 1/4 SEC 31, T 22 N, R 18 E,
CITY OF APPLETON
OUTAGAMIE COUNTY, WI

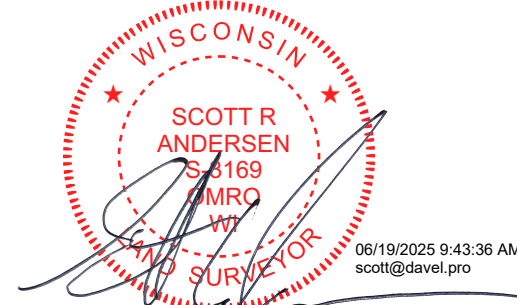


LINE TABLE		
Line	Bearing	Length
L1	N 00°01'48" W	41.90'
L2	S 77°23'23" E	64.03'
L3	N 86°31'27" W	79.47'
L4	N 25°35'36" W	80.00'
L5	N 47°24'05" W	92.04'
L6	N 13°12'14" W	91.42'
L7	S 53°13'57" W	104.21'
L8	S 74°32'53" W	37.85'
L9	N 17°03'39" E	113.72'

CURVE TABLE						
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in / Tangent Bearing-out
C1	25.00'	N 17°53'33" E	36.28'	40.59'	93°01'49"	N 28°37'21" W / N 64°24'28" E
C2	570.00'	N 62°53'34" E	30.14'	3.01'48"	3°01'48"	N 64°22'40" E / N 61°22'40" E
C3	210.00'	N 52°08'16" E	67.44'	67.73'	18°28'48"	N 61°22'40" E / N 42°53'52" E

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Appleton.



Scott R. Andersen, P.L.S. No. S-3169 Date

Sanitary Structures					
Structure	#	Rim	Inv	Size	Material Direction
MH	1	775.01	740.62	18"	PVC NW
			740.59	18"	PVC SE
			740.87	8"	PVC W
			759.82	8"	PVC W
MH	2	785.71	768.91	8"	PVC W
			740.91	8"	PVC W
			740.91	18"	PVC SE
			740.91	18"	PVC NE
MH	3	786.53	773.11	8"	PVC W
			773.09	8"	PVC E
MH	4	806.17	791.14	8"	PVC NE
MH	5	803.32	791.90	8"	PVC SW
			792.13	8"	PVC NW
MH	6	808.19	793.15	8"	PVC NW
			793.00	8"	PVC SE

Storm Structures					
Structure	#	Rim	Inv	Size	Material Direction
MH	A	786.66	780.99	21"	RCP NW
			780.96	12"	PVC SW
MH	B	786.75	780.62	42"	RCP N
			780.70	12"	PVC E
			780.65	21"	RCP SE
			780.65	42"	RCP SW
MH	C	786.29	780.60	12"	PVC W
			780.46	12"	PVC SE
MH	D	786.71	780.08	42"	RCP NE
			780.11	42"	RCP S



SUPPLEMENTARY DATA
Total Area = 2,648,357 SF 60.7979 acres
RW Area = 465,695 SF 10.6909 acres
Net Area = 2,182,662 SF 50.1070 acres
Number of Lots = 141 and 5 Outlots
Average lot size = 13,727 SF
Lineal feet of street = 7,483 LF
Existing zoning = AG
Proposed zoning = R-1B
Approving Authorities
City of Appleton
Objecting Authorities
Department of Administration
NOTES
• Utility and Drainage Easements will be shown on Final Plat
• Front Setback is mapped as 20'



Bearings are referenced to the West line of the Northeast 1/4, Section 31, T22N, R18E, assumed to bear S02°07'58"W, base on the Outagamie County Coordinate System.

LEGEND			
—OH—OH—	Overhead Utility Lines	○	Sanitary MH / Tank / Base
—U—U—	Utility Guy Wire	○	Storm Manhole
—San—San—	Sanitary Sewer (Pipe Size)	○	Inlet
—Sto—Sto—	Storm Sewer (Pipe Size)	○	Hydrant
—W—W—	Water Main (Pipe Size)	○	Utility Valve
—Tre—Tre—	Treeline	○	Utility Pole
—Culv—Culv—	Culvert	○	Light Pole / Signal
—800—	Index Contour - Existing	○	Guy Wire
—799—	Intermediate Contour - Existing	○	Exp Spot Elevation
○	Sign	○	Post / Guard Post
○	Deciduous Tree	○	Coniferous Tree
○	Bush / Hedge	○	Benchmark
○	Asphalt Pavement	○	Concrete Pavement
○	Gravel	○	Rebar Found
○	1" Iron Pipe Found	○	Government Corner