



DEPARTMENT OF
**PUBLIC
WORKS**

MEMORANDUM

Date: November 10, 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 Reserve 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.

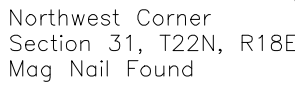
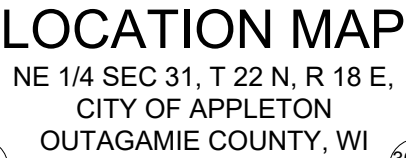
Action Item:

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

- Dolcetto Way (south plat limits 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.
- Arbane Way (Dolcetto Way to Verdicchio Dr), Grenache Court (Dolcetto Way to cul de sac), Tempranillo Way (Dolcetto Way to Apple Creek Road), Verdicchio (Dolcetto Way to Tempranillo Way)
 - 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.
 - Grenache Court cul de sac bulb pavement will be 45' radius (measured between backs of curb) within a 60' radius right-of-way.

Preliminary Plat of

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.



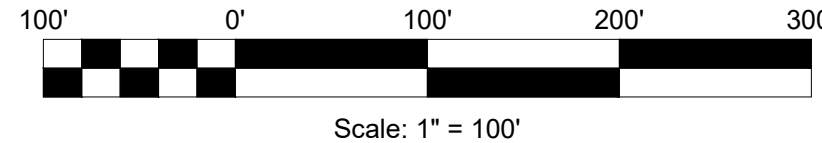
LINE TABLE		
Line	Bearing	Length
L1	S 43°25'55" W	18.39'
L2	S 43°25'30" W	134.81'
L3	N 77°23'23" W	64.03'
L4	N 00°01'48" W	13.81'
L5	N 18°56'48" E	184.21'
L7	S 18°56'48" W	186.70'
L8	N 77°30'34" W	51.02'
L9	N 11°24'52" E	130.43'
L10	N 02°19'20" E	68.40'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	230.00'	S 69°51'10" E	192.70'	198.84'	49°31'59"	N 85°22'50" E	S 45°05'10" E
C2	1030.00'	S 71°49'51" E	25.00'	25.00'	1°23'27"	S 71°08'07" E	S 72°31'34" 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



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.

SUPPLEMENTARY DATA
Total Area = 3,017,177 SF 69,2649 acres
R/W Area = 489,905 SF 11,2467 acres
Net Area = 2,527,272 SF 58,0182 acres
Number of Lots = 126 and 3 Outlots
Average lot size = 19,163 SF
Typical lot dimension = 97'x 150'
Lineal feet of street = 8,179 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
- Outlot 1 - Stormwater Pond
- Outlot 2 - Trail
- Outlot 3 - To Be Dedicated to the Public for Road Way Purpose

Survey Control				
2025-05-08				
Davel Engineering and Environmental				
Horizontal Control (per Outage Coordinate System - Vertical (NAVD 88)				
Point Number	Northing	Easting	Elevation	Description
500	592065.59	841582.96	757.15'	CPT MAG
501	591093.73	841619.88	758.13'	CPT MAG
502	590288.34	841128.50	761.85'	CPT MAG
503	589415.18	840305.73	774.83'	CPT MAG
504	588927.13	839603.21	785.76'	CPT "X" CUT IN CON
505	589657.74	839865.40	773.46'	CPT HUB
506	590673.04	839709.23	767.13'	CPT HUB
507	590707.35	840833.03	756.02'	CPT HUB
508	591872.21	839774.85	765.02'	CPT HUB
509	591389.75	837795.15	817.48'	CPT HUB
510	590842.23	838380.96	809.26'	CPT HUB
511	591351.52	838963.58	777.82'	CPT HUB

BENCHMARKS (Datum 88) - City Benchmarks

BM 2919	Green Fire Hydrant, Shoulder Elev	790.71
BM 3069	Green Fire Hydrant, Shoulder Elev	783.91
BM 3248	Green Fire Hydrant, Shoulder Elev	782.21
BM 3249	Green Fire Hydrant, Shoulder Elev	767.97
BM 3250	Green Fire Hydrant, Shoulder Elev	762.20

DISCLAIMER

Davel Engineering and Enviromental, Inc. provides no guarantee to the accuracy of the data provided. User of said data assumes all risks associated with said use and releases Davel Engineering and Enviromental Inc. from any and all liabilities and damages resulting from said use.

Sanitary Structures						
Structure	#	Rim	Inv	Size	Material	Direction
MH	48-391	775.01	740.62	18"	PVC	NW
			740.59	18"	PVC	SE
			740.87	8"	PVC	W
			759.82	8"	PVC	W
MH	48-392	785.71	768.91	8"	PVC	W
			740.91	8"	PVC	W
			740.91	18"	PVC	SE
			740.91	18"	PVC	NE
MH	48-317	786.53	773.11	8"	PVC	W
			773.09	8"	PVC	E
MH	49-385	806.17	791.14	8"	PVC	NE
MH	49-386	803.32	791.90	8"	PVC	SW
			792.13	8"	PVC	NW
MH	49-387	808.19	793.15	8"	PVC	NW
			793.00	8"	PVC	SE

Storm Structures						
Structure	#	Rim	Inv	Size	Material	Direction
MH	BQ-4	786.66	780.99	21"	RCP	NW
			780.96	12"	PVC	SW
MH	BQ-2	786.75	780.62	42"	RCP	N
			780.70	12"	PVC	E
			780.65	21"	RCP	SE
			780.65	42"	RCP	SW
MH	BQ-5	786.29	780.60	12"	PVC	W
			780.46	12"	PVC	SE
MH	BQ-24	786.71	780.08	42"	RCP	NE
			780.11	42"	RCP	S

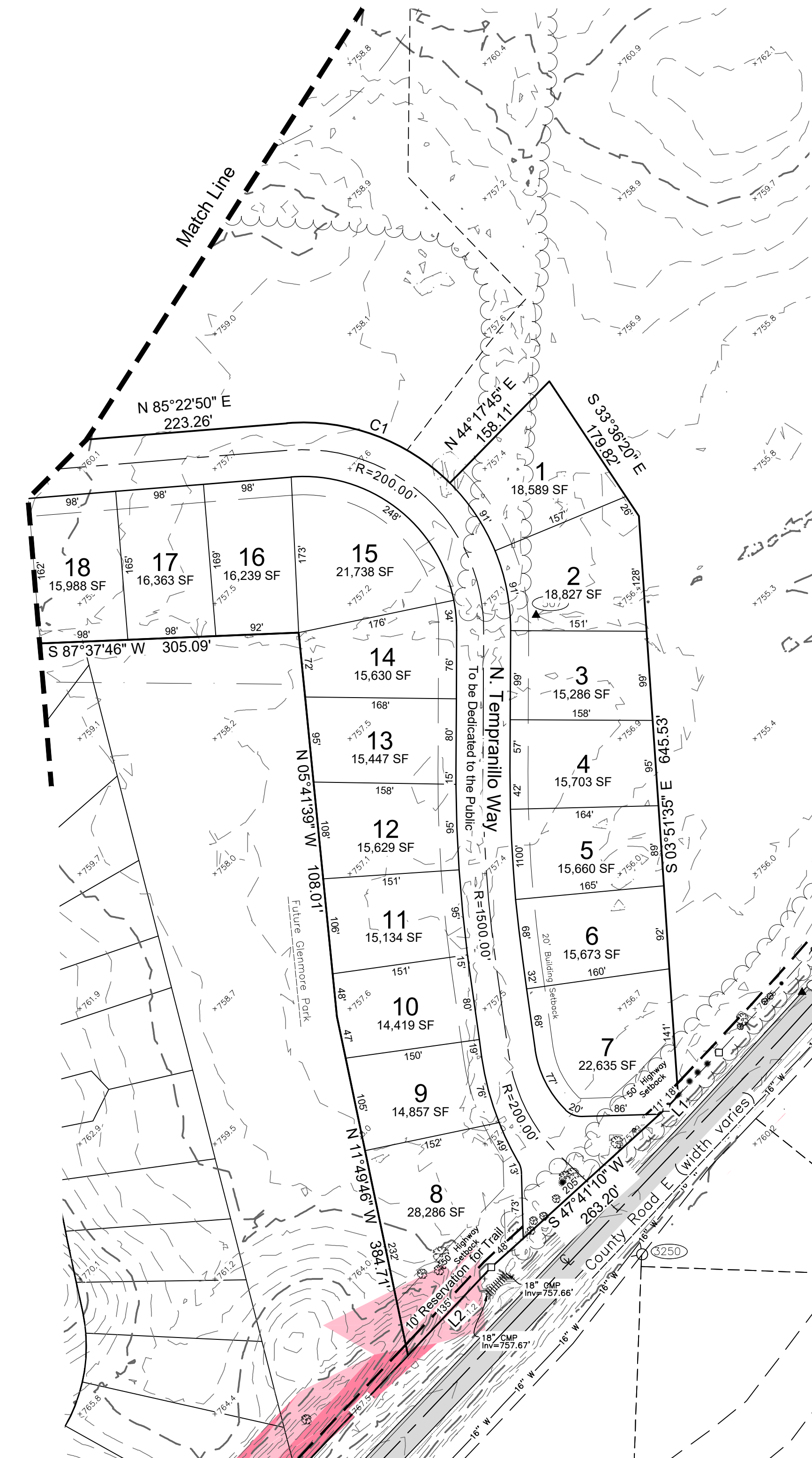
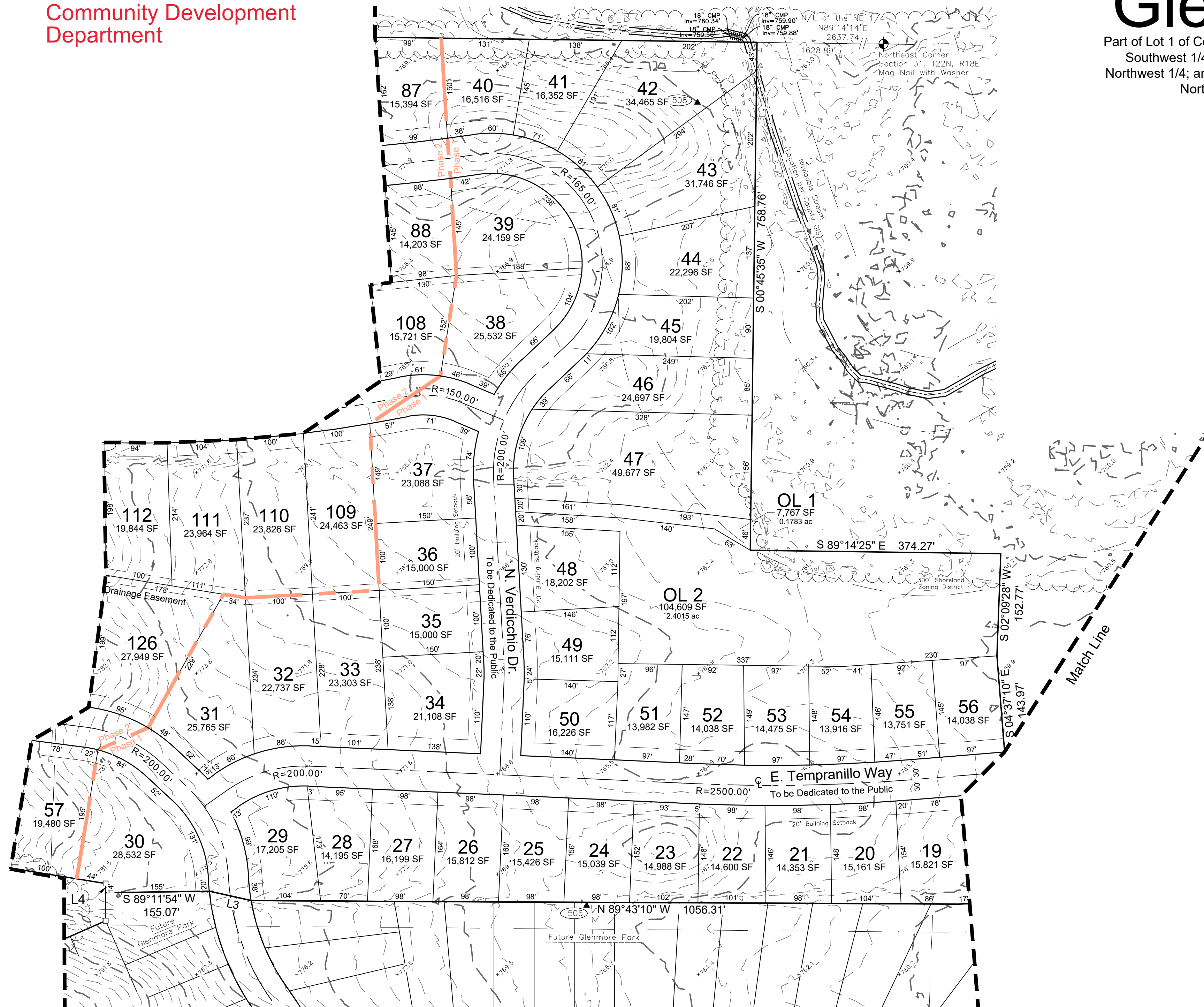
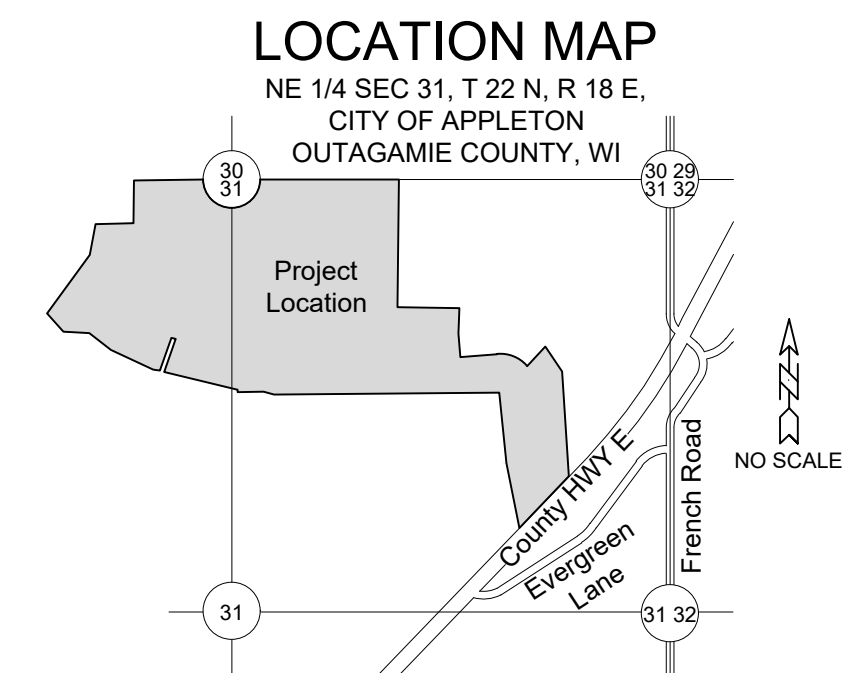
LEGEND

	Overhead Utility Lines		Sanitary MH / Tank / Base		Sign
	Utility Guy Wire		Storm Manhole		Post / Guard Post
	Sanitary Sewer (Pipe Size)		Inlet		Deciduous Tree
	Storm Sewer (Pipe Size)		Hydrant		Coniferous Tree
	Water Main (Pipe Size)		Utility Valve		Bush / Hedge
	Treeline		Light Pole / Signal		Benchmark
	Culvert		Guy Wire		Asphalt Pavement
	Index Contour - Existing		Ex Spot Elevation		Concrete Pavement
	Intermediate Contour - Existing				Gravel
	Delineated Wetlands				3/4" Rebar Found
	Steep Slopes (12 - 20%) - Existing				1" Iron Pipe Found
					Government Corner

Received 9-19-25
Community Development
Department

Preliminary Plat of Glenmore Reserve

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.



LEGEND

	Overhead Utility Lines		Sanitary MH / Tank / Base		Sign
	Utility Guy Wire		Storm Manhole		Post / Guard Post
	Sewer (Pipe Size)		Inlet		Deciduous Tree
	Storm Sewer (Pipe Size)		Hydrant		Coniferous Tree
	Water Main (Pipe Size)		Utility Valve		Bush / Hedge
	Trelline		Utility Pole		Benchmark
	Culvert		Light Pole / Signal		Asphalt Pavement
	Index Contour - Existing		Guy Wire		Concrete Pavement
	Intermediate Contour - Existing	+799.9 Ex Spot Elevation			Gravel
	Delineated Wetlands				3/4\"
					1\"
					Government Corner
	Step Slopes (12 - 20%) - Existing				
	Severe Slopes (> 20%) - Existing				



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**DAVEL ENGINEERING &
ENVIRONMENTAL, INC.**
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
ph: 920-991-1886
www.davel.pro

PRELIMINARY PLAT

Glenmore Reserve
City of Appleton, Outagamie County, WI
For: Apple Tree

Date:	09/19/2025
Filename:	8841Plat.dwg
Author:	SRA
Last Saved by:	scott
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