



DEPARTMENT OF  
**PUBLIC  
WORKS**

## MEMORANDUM

**Date:** 4/22/24

**To:** Municipal Services Committee

**From:** Danielle Block, Director of Public Works

Pete Neuberger, City Engineer

Eric Lom, City Traffic Engineer

**Subject:** Emerald Valley Estates 8-10 Subdivision – new street design

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As a process improvement, the Department of Public Works will be bringing new street design criteria to Municipal Services Committee for approval prior to the final plat and corresponding Development Agreements. The street criteria approval process will provide the necessary documentation to proceed with the development discussions, ensure that roadway design elements are transparent and constructed per plan in future years.

### Action Item:

Approve the roadway design parameters for the proposed streets in the proposed Emerald Valley Estates 8-10 Subdivision:

- Oceanpearl Court from Providence Avenue to cul-de-sac:
  - Local street
  - 60' right of way.
  - Construct new road with the width of future concrete pavement to be 26' from face of curb to face of curb with the radius of the cul-de-sac bulb to be 44.5' to the face of curb.
  - 5' concrete sidewalks on both sides.
  - Parking allowed on one side only.
- Providence Avenue from Aquamarine Avenue to west plat line:
  - Collector street
  - 66' right of way.
  - Construct new road with the width of future concrete pavement to be 32' from face of curb to face of curb.
  - 5' concrete sidewalks on one side, 10' concrete sidewalk on other side.
  - Parking allowed on one side only.
- Aquamarine Avenue from Jasper Lane to Providence Avenue:
  - Local street
  - 60' right of way.
  - Construct new road with the width of future concrete pavement to be 32' from face of curb to face of curb.
  - 5' concrete sidewalks on both sides.
  - Parking allowed on both sides.

- Jasper Lane from Aquamarine Avenue to Plamann Place:
  - Local street
  - 60' right of way.
  - Construct new road with the width of future concrete pavement to be 32' from face of curb to face of curb.
  - 5' concrete sidewalks on both sides.
  - Parking allowed on both sides.
  
- Plamann Place from Jasper Lane to Providence Avenue:
  - Local street
  - 60' right of way.
  - Construct new road with the width of future concrete pavement to be 26' from face of curb to face of curb.
  - 5' concrete sidewalks on both sides.
  - Parking allowed on only one side.

# APPLETON COMPLETE STREETS DESIGN WORKSHEET

## PROJECT OVERVIEW:

**Emerald Valley Estates Subdivision 8 - 10 Additions.** Contains 5 streets: Aquamarine Ave, Jasper Ln, Plamann Pl, Oceanpearl Ct, Providence Ave

Does this fall in area of highest equity concern?

No

Are there any known equity considerations for the area served by this street project, i.e., priority populations in the project area, or destinations that serve priority populations?

No

**OCEANPEARL CT:** from Providence Ave to cds

Type of project?

New Street

Appleton Complete Street Design Guide Class?

L2 Residential Smart Local

Class designation?

Local

Existing Land use?

Residential

On Bike Network?

No

On Transit Network?

No

Right of Way width?

60

feet (face to face)

Preferred cross section?

26

feet (face to face)

Sidewalks?

5' sidewalk on both sides

Terrace width?

11.5' both sides

On street bike lanes?

No

On street parking?

one side

Known crash history?

No

Traffic calming features used?

narrow street

Municipal Services Public Info:

Concerns raised:

Municipal Services Design Hearing:

4/22/2024

Common Council design adoption:

5/1/2024

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*Does this fall in area of highest equity concern?*

No

*Are there any known equity considerations for the area served by this street project, i.e., priority populations in the project area, or destinations that serve priority populations?*

No

**PROVIDENCE :** from Aquamarine Ave to w/o Oceanpearl Ct

*Type of project?*

New Street

*Appleton Complete Street Design Guide Class?*

C1 Low Density Residential  
Collector

*Class designation?*

Collector

*Existing Land use?*

Residential

*On Bike Network?*

No

*On Transit Network?*

No

*Right of Way width?*

66

feet (face to face)

*Preferred cross section?*

32

feet (face to face)

*Sidewalks?*

5' walk one side  
10' walk on other

*Terrace width?*

9' both sides

*On street bike lanes?*

No

*On street parking?*

one side only

*Known crash history?*

No

*Traffic calming features used?*

narrow street

*Municipal Services Public Info:*

*Concerns raised:*

*Municipal Services Design Hearing:*

4/22/2024

*Common Council design adoption:*

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**Emerald Valley Estates Subdivision 8 - 10 Additions.** Contains 5 streets: Aquamarine Ave, Jasper Ln, Plamann Pl, Oceanpearl Ct, Providence Ave

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No

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No

## AQUAMARINE: from Jasper Ln to Providence Ave

Type of project?

New Street

Appleton Complete Street Design Guide Class?

L1 Residential Traditional Local

Class designation?

Local

Existing Land use?

Residential

On Bike Network?

No

On Transit Network?

No

Right of Way width?

60

feet (face to face)

Preferred cross section?

32

feet (face to face)

Sidewalks?

5' sidewalk on both sides

Terrace width?

8.5' both sides

On street bike lanes?

No

On street parking?

both sides

Known crash history?

No

Traffic calming features used?

none

Municipal Services Public Info:

Concerns raised:

Municipal Services Design Hearing:

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Common Council design adoption:

5/1/2024

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No

Are there any known equity considerations for the area served by this street project, i.e., priority populations in the project area, or destinations that serve priority populations?

No

**JASPER LN:** from Sunstone Pl to Plamann Pl

Type of project?

New Street

Appleton Complete Street Design Guide Class?

L1 Residential Traditional  
Local

Class designation?

Local

Existing Land use?

Residential

On Bike Network?

No

On Transit Network?

No

Right of Way width?

60

feet (face to face)

Preferred cross section?

32

feet (face to face)

Sidewalks?

5' sidewalk on  
both sides

Terrace width?

8.5' both sides

On street bike lanes?

No

On street parking?

both sides

Known crash history?

No

Traffic calming features used?

none

Municipal Services Public Info:

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**Emerald Valley Estates Subdivision 8 - 10 Additions.** Contains 5 streets: Aquamarine Ave, Jasper Ln, Plamann Pl, Oceanpearl Ct, Providence Ave

*Does this fall in area of highest equity concern?* **No**

*Are there any known equity considerations for the area served by this street project, i.e., priority populations in the project area, or destinations that serve priority populations?* **No**

**PLAMANN PL:** from Jasper Ln to Providence Ave

*Type of project?* **New Street**

*Appleton Complete Street Design Guide Class?* **L2 Residential Smart Local**

*Class designation?* **Local**

*Existing Land use?* **Residential**

*On Bike Network?* **No**

*On Transit Network?* **No**

*Right of Way width?* **60** feet (face to face)

*Preferred cross section?* **26** feet (face to face)

*Sidewalks?* **5' sidewalk on both sides**

*Terrace width?* **11.5' both sides**

*On street bike lanes?* **No**

*On street parking?* **one side**

*Known crash history?* **No**

*Traffic calming features used?* **narrow street**

Municipal Services Public Info:   
*Concerns raised:*

Municipal Services Design Hearing: **4/22/2024**

Common Council design adoption: **5/1/2024**

