



DEPARTMENT OF
**PUBLIC
WORKS**

MEMORANDUM

Date: October 6, 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: Comet Ridge 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 Comet Ridge plat as follows:

- Haymeadow Avenue (north plat limits to Apple Creek Road and south plat limits to approximately 160 feet north of Garks Drive):
 - Collector street designation.
 - 60' right-of-way.
 - 5' concrete sidewalk on both sides along the right-of-way line.
 - 8.5' vegetated terraces on both sides, adjacent to sidewalks.
 - Street having a future concrete pavement section with curb & gutter; the pavement section is 33' wide (from back of curb to back of curb).
 - On-street parking on both sides.
 - Future supplemental traffic calming spot features may be determined administratively with final design.
- Haymeadow Avenue (Apple Creek Road to approximately 160 feet north of Garks Drive):
 - Collector street designation.
 - 60' right-of-way.
 - 5' concrete sidewalk on west side along the right-of-way line.
 - 10' concrete side path on east side along the right-of-way line.
 - 6' vegetated terraces on both sides, adjacent to sidewalks.
 - Street having a future concrete pavement section with curb & gutter; the pavement section is 33' wide (from back of curb to back of curb).
 - On-street parking on both sides.
 - Future supplemental traffic calming spot features may be determined administratively with final design.

- Apple Creek Road (east plat limits to STH47/Richmond Street):
 - Collector street designation.
 - 60' right-of-way.
 - 5' concrete sidewalk on north side along the right-of-way line.
 - 10' concrete side path on south side along the right-of-way line.
 - 7.5' 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.

- Chester Lane (Haymeadow Av to Todd Dr), Jane Court (Haymeadow Av to cul de sac), Todd Drive (Apple Creek Rd to Kurt Av), Kurt Avenue (north plat limits to Clayhill Dr), Marv Avenue (north plat limits to Marshall Heights Av), Clayhill Drive (Marshall Heights Av to south plat limits), Marshal Heights Avenue (Clayhill Dr to south plat limits), Ductile Lane (Marshall Heights Av to cul de sac), Dorn Lane (Haymeadow Av to Garks Dr), Garks Drive (Haymeadow Av to south plat limits)
 - 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.

COMET RIDGE

Received 8-29-25
Community Development
Department

BEARINGS ARE REFERENCED TO THE OUTAGAMIE COUNTY COORDINATE SYSTEM (NAD83) WHICH HAS THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 11, RECORDED TO BEAR S01°12'23"W

1" = 100'
0 100 200
SCALE IN FEET

1" O.D. IRON PIPE FOUND

1 1/4" IRON REBAR FOUND

GRAVEL

CONCRETE PAVEMENT

ASPHALT PAVEMENT

CONIFEROUS TREE

DECIDUOUS TREE

EXIST. WOODS LINE

SOIL BORING

DELIMITED WETLANDS

DELIMITED WETLAND LINE

EXIST. FENCE LINE

OVERHEAD POWER LINES

UNDERGROUND ELECTRIC

UNDERGROUND TELEPHONE

UNDERGROUND GAS

UNDERGROUND CABLE TV

POWER POLE

UTILITY

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

ELECTRIC PEDESTAL

CABLE PEDESTAL

EXIST. HYDRANT

WATER VALVE

WATER STOP BOX

GAS VALVE

EXIST. STORM MANHOLE

STORM INLET

CATCH BASIN

EXIST. SANITARY MANHOLE

EXIST. SAN. SEWER

EXIST. STO. SEWER

EXIST. WATER MAIN

CONTOUR W/ ELEVATION

CORPORATE LIMITS

SOIL TYPE DEMARCATION LINE

LEGEND

LOCATION MAP

SECTION 11, T 21 N, R 17 E
CITY OF APPLETON, OUTAGAMIE COUNTY

Martenson & Eisele, Inc.
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1377 Midway Road
Menasha, WI 54952
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920.731.0381 1.800.236.0381

DRAWN BY	NO.	DATE	CHECKED	APPROVED
LWL			CRC	MLR
				REVISION

PRELIMINARY PLAT
COMET RIDGE

ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 8713, BEING ALL OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND ALL OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE NORTHWEST OF THE SOUTHWEST 1/4, AND PART OF THE NORTHWEST OF THE SOUTHWEST 1/4, ALL IN SECTION 11, TOWNSHIP 21 NORTH, RANGE 17 EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.

SCALE	DATE
1" = 100'	08-26-2025
COMPUTER FILE	
1-1306-003-P-PLAT.dwg	
DRAWING NO.	
SHEET 1 OF 2	