



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: Mission Ridge North 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 Mission Ridge North plat as follows:

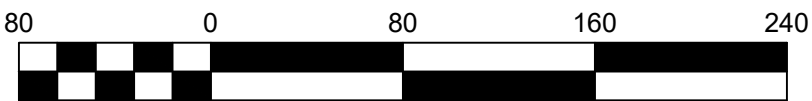
- Mission Ridge Avenue (French Road to future Lightning Drive):
 - Collector street designation.
 - 60' right-of-way.
 - 7' concrete sidewalks on both sides along the right-of-way line.
 - 8' vegetated terraces on both sides, adjacent to sidewalks.
 - Street having a future concrete pavement section 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.
- Tall Oaks Trail (from and to Mission Ridge Ave.), Danville Drive (Tall Oaks Tr. to Mission Ridge Ave.), Lost Meadow Pass (Mission Ridge Ave. to future Lightning Dr.), Ocean Pearl Court (south plat limits to north plat limits), Winter Park Road (Lost Meadow Pass to Mission Ridge Ave.)
 - 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.

- Lightning Drive (north plat limits to south plat limits):
 - Collector street designation.
 - 70' right-of-way.
 - 10' concrete sidepath on west side along the right-of-way line.
 - 5' concrete sidewalk on east side along the right-of-way line.
 - 12.5' 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.

Preliminary Plat of

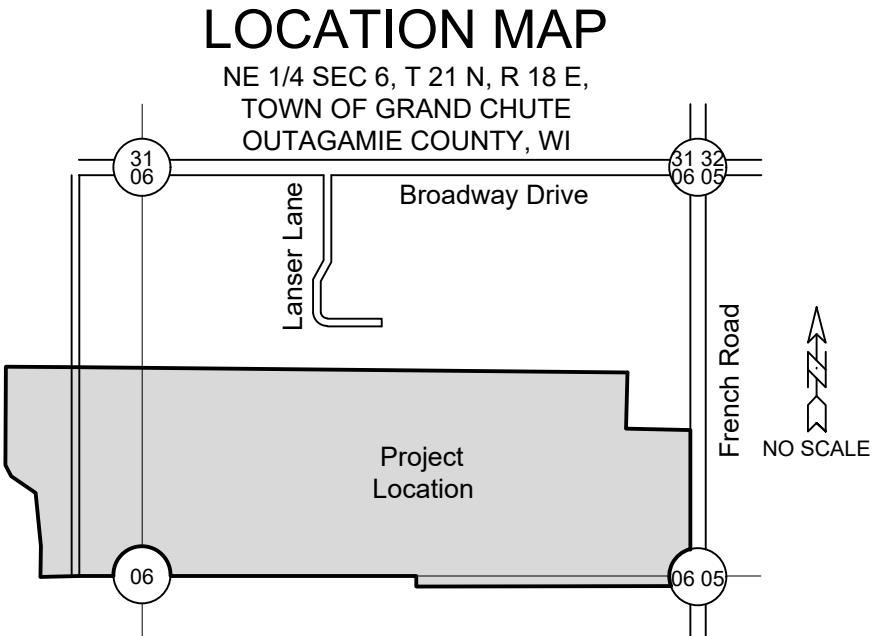
Mission Ridge North Subdivision

Part of the Southeast 1/4 of the Fractional Northeast 1/4 and All of the Southwest 1/4 of the Fractional Northeast 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 and part of the Northeast 1/4 of the Southeast 1/4, ALL of Section 6, Township 21 North, Range 18 East, Town of Grand Chute (planned annex to the City of Appleton), Outagamie County, Wisconsin



Bearings are referenced to the Outagamie County coordinate system

LINE TABLE		
Line	Bearing	Length
L1	S 00°02'25" E	41.27'
L2	N 01°36'33" E	119.15'
L3	N 05°33'54" W	247.09'
L4	N 55°27'06" W	135.41'
L5	N 28°25'33" W	55.45'



SUPPLEMENTARY DATA

Total Area = 3,149,161 SF 72.2948 acres
R/W Area = 531,349 SF 12.1981 acres (not including proposed Lightning Drive R/W)
Net Area = 2,617,812 SF 60.0967 acres
Number of Lots = 126 and 5 Outlots
Average lot size = 16,057 SF
Typical lot dimension = 89'x 130'
Lineal feet of street = 8,838 LF
Existing zoning = AGD (General Agricultural District)
Proposed zoning = R-2 (Single-Family District)
Approving Authorities
City of Appleton (to be annexed)
Objecting Authorities
Department of Administration
NOTES
• Utility and Drainage Easements will be shown on Final Plat

BENCHMARKS (NAVD88, Per City of Appleton)

BM 1	Fire Hydrant, Shoulder (#2969) West R/W of French Rd. Elev 755.99'
BM 2	Fire Hydrant, Shoulder (#2968) ±700' S of BM 1, West R/W of French Rd. Elev 752.42'
BM 3	Fire Hydrant, Shoulder (#3991) ±180' West of the End of Lightning Drive Elev 766.48'
BM 4	Fire Hydrant, Shoulder West R/W, at the End of Lightning Drive Elev 764.70'

Horizontal Control			
PN8615 - (Town of Grand Chute)			
2024-12-02			
Davel Engineering and Environmental			
Horizontal Control (per Outagamie County Coordinate System)			
Point Number	Northing	Easting	Description
500	584715.50	841358.70	CPT MAG
501	585362.01	841372.99	CPT MAG
502	585948.15	839856.61	CPT MAG
505	584592.06	837952.20	CPT MAG
506	585789.48	836394.25	CPT MAG

Storm Structures

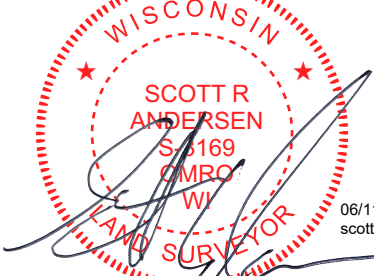
Structure	#	Rim	Inv	Size	Material	Direction
MH	A	761.51	757.09	15"	RCP	N
			756.99	15"	RCP	E
CB	B	747.34	744.50	12"	PVC	S
MH	C	751.21	743.36	12"	PVC	N

Sanitary Structures

Structure	#	Rim	Inv	Size	Material	Direction
MH	1	760.85	747.91	12"	PVC	N
			747.91	12"	PVC	S
MH	2	761.68	748.68	8"	PVC	E
			748.52	10"	PVC	N
			748.52	12"	PVC	S
MH	3	750.09	733.26	30"	PVC	N
			733.26	30"	PVC	S
MH	4	750.86	733.79	30"	PVC	N
			733.79	30"	PVC	S
MH	5	753.03	734.42	30"	PVC	N
			734.42	30"	PVC	S

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.



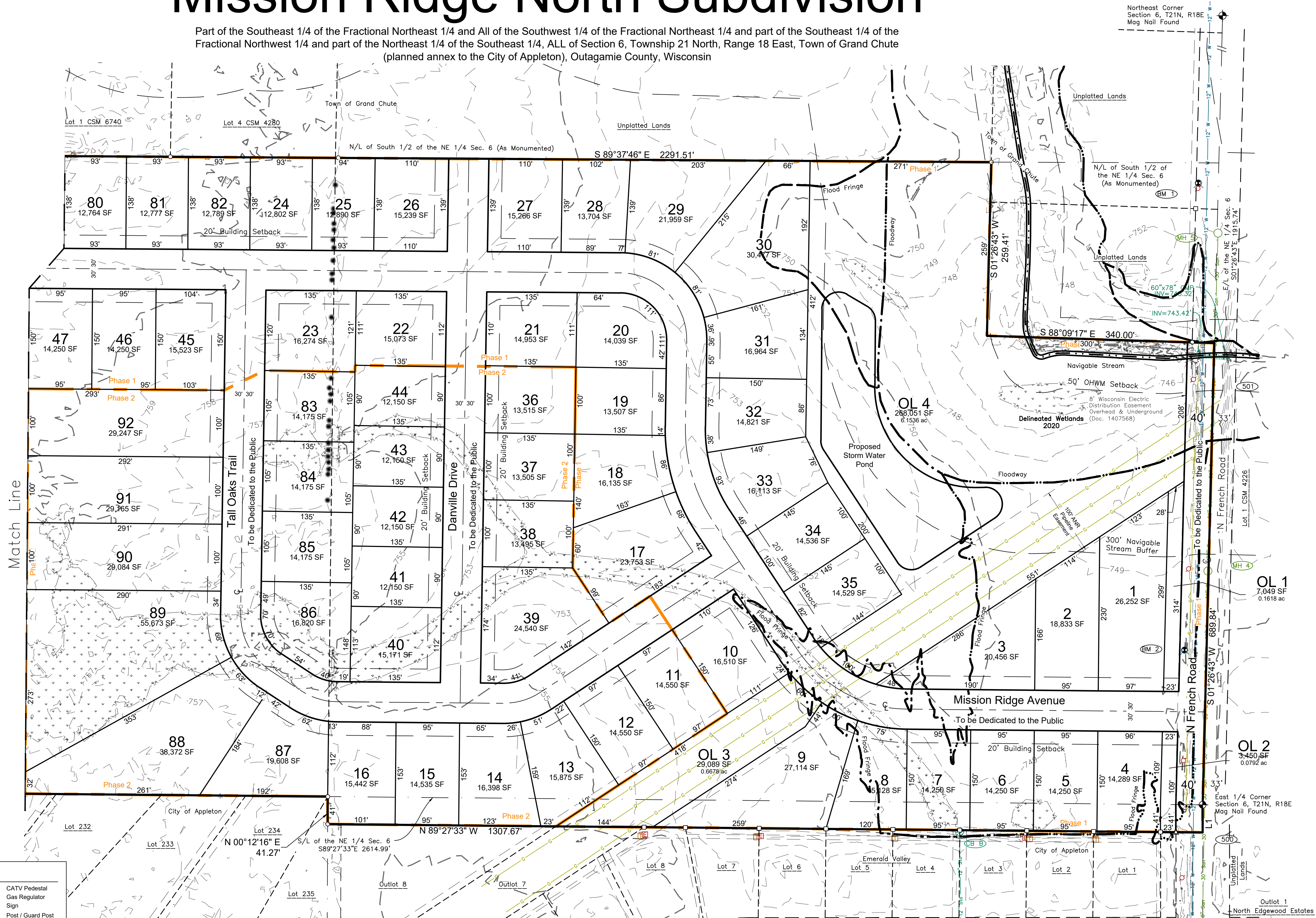
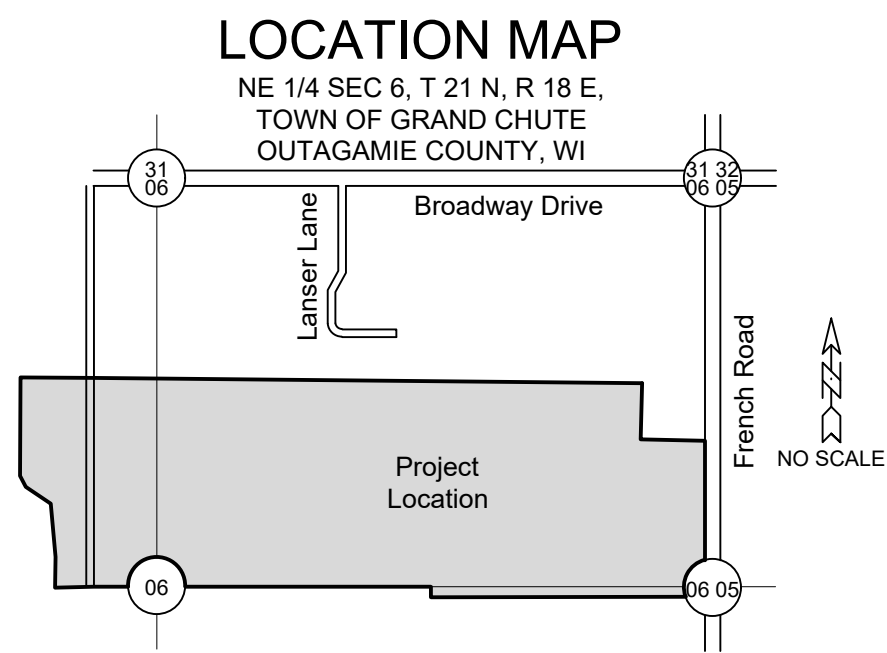
Scott R. Andersen, P.L.S. No. S-3169

Date

LEGEND

— CATV — CATV	Underground Cable TV	○ Sanitary MH / Tank / Base	□ CATV Pedestal
— FO — FO	Underground Fiber Optic	○ Clean Out / Pull Box	□ Gas Regulator
— OH — OH	Overhead Utility Lines	○ Storm Manhole	□ Sign
— San — San	Sanitary Sewer (Pipe Size)	○ Inlet	○ Post / Guard Post
— Sto — Sto	Storm Sewer (Pipe Size)	○ Catch Basin / Yard Drain	○ Large Rock
— E — E	Underground Electric	○ Water MH / Well	○ Deciduous Tree
— G — G	Underground Gas Line	○ Curb Stop	○ Coniferous Tree
— T — T	Underground Telephone	○ Hydrant	○ Bush / Hedge
— W — W	Water Main (Pipe Size)	○ Utility Valve	○ Stump
— Fence — Steel	Fence - Steel	○ Utility Meter	○ Soil Boring
— Fence — Wood	Fence - Wood	○ Light Pole / Signal	○ Benchmark
— Treeline — Treeline	Tree Line	○ Guy Wire	○ Asphalt Pavement
— 300 — 300	Index Contour - Existing	○ Electric Pedestal	○ Concrete Pavement
— 799 — 799	Intermediate Contour - Existing	○ Electric Manhole	○ Gravel
— Delineated Wetlands — Delineated Wetlands	Delineated Wetlands	○ Telephone Pedestal	○ 1/2" Rebar Found
		○ Telephone Manhole	○ 1" Iron Pipe Found
		+799.9	Ex Spot Elevation

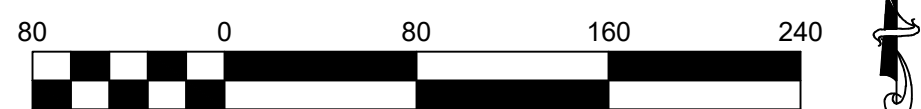
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	Underground Fiber Optic		Clean Out / Pult Box		Gas Regulator
	Overhead Utility Lines		Storm Manhole		Sign
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	Water Main (Pipe Size)		Utility Meter		Soil Boring
	Fence - Steel		Utility Pole		Benchmark
	Fence - Wood		Light Pole / Signal		Asphalt Pavement
	Fence - Barbed Wire		Guy Wire		Concrete Pavement
	Treeline		Electric Pedestal		Gravel
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	Intermediate Contour - Existing		Electric Manhole		1" Iron Pipe Found
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			Ex Spot Elevation		



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