



# CITY OF APPLETON

## MEMORANDUM

**Date:** April 8, 2026  
**To:** Plan Commission  
**From:** Don Harp, Principal Planner  
**Subject:** Final Plat – Glenmore Park

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## GENERAL INFORMATION

**Owner:** Douglas Purdy, c/o Apple Hill Farms, LLC

**Applicant:** Jason Mroz, c/o Apple Tree, LLC

**Parcel Number:** 31-1-9202-00

**Petitioner's Request:** The owner/applicant is proposing to subdivide the property into 83 residential lots and 6 outlots.

**Plan Commission Meeting Date:** April 8, 2026

**Common Council Meeting Date:** April 22, 2026

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## BACKGROUND

December 24, 2002 – The subject area was annexed to the City.

July 23, 2025 – The Plan Commission approved Rezoning #7-25 to rezone parcel 31-1-9202-00 from AG Agricultural to R-1B Single-family District.

July 23, 2025 – The Plan Commission conditionally approved the Preliminary Plat for Glenmore Park.

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## STAFF ANALYSIS

**Proposed Conditions:** Phase 1 Final Plat for Glenmore Park consists of approximately 38.45 acres and includes 83 proposed lots. The proposed average lot size within this development is 13,727 square feet. It also features six outlots designated for stormwater detention and for other improvements and future development related to the residential subdivision.

Proposed Final Plat Phasing Plan:

Phase 1: Lots 1 – 83 plus Outlots 1 – 6.

Future Phases: Outlot 2 and land west of future North Fiano Way and East Mencia Way.

Section 17-11(c) Partial Platting. The subsequent phases of the Final Plat shall be filed in accordance with the schedule set forth in the Developer's Agreement as adopted or amended by the Common Council.

**Zoning Ordinance Review Criteria:** R-1B Single-family District lot development standards (Section 23-93, Chapter 23 Zoning Code) are as follows:

- Minimum lot area: 6,000 square feet.
  - *All residential lots satisfy the minimum lot area requirement.*
- Minimum lot width: 50 feet.
  - *All residential lots comply with this minimum requirement.*
- Minimum front, side and rear yard setbacks: Twenty (20) foot front yard, Six (6) foot side yard, and Twenty-five (25) foot rear yard.
  - *Required front yard setback has been shown on the Final Plat. Required setbacks will be reviewed through the building permit review process.*
- Maximum building height: Thirty-five (35) feet.
  - *This will be reviewed through the building permit review process.*
- Maximum lot coverage. Fifty percent (50%).
  - *This will be reviewed through the building permit review process.*

**Compliance with the Appleton Subdivision Regulations:** This subdivision complies with the Appleton Subdivision Regulations.

- August 6, 2025 – The Common Council granted relief from the double frontage lot requirements for proposed Lots 45, 46 and 47, per Section 17-26(c)(2) of the Municipal Code.

**Comparison Between Final Plat and Preliminary Plat:** The Final Plat is generally consistent with the Preliminary Plat layout in terms of the shape, size, building setback dimensions, and location of the lot lines.

**Surrounding Zoning and Land Uses:** The surrounding zoning and uses (north, south, east, and west) are generally residential and agricultural in nature.

North: City of Appleton. R-1B and Shoreland Districts. The adjacent land use to the north will be Glenmore Reserve development.

South: Town of Freedom. The adjacent land uses to the south are residential.

East: City of Appleton. R-1B and Shoreland Districts. The adjacent land use to the north will be Glenmore Reserve development.

West: City of Appleton, NC Nature Conservancy, Shoreland, and Shoreland-Wetland Districts. The adjacent land use to the west is YMCA of the Fox Cities “Bruce B. Purdy Nature Preserve”.

**Comprehensive Plan - *Plan Appleton*:** The Comprehensive Plan Map identifies the subject area as future Suburban Neighborhoods. The proposed final plat appears to be consistent with the following goals:

Goal H | Housing

Appleton will have housing options of a variety of styles, sizes, and costs to meet community members’ unique needs across its neighborhoods.

Goal T | Transportation

Appleton will support a transportation network that provides multiple ways for people to navigate the city and connect to the region.

Goal U | Utilities and Community Facilities

Appleton will provide reliable, high-quality utilities and community services in a fiscally responsible manner.

Goal L | Land Use

Appleton will continue to support thoughtful growth, development, and redevelopment that strengthens neighborhoods, considers sensitive natural areas, and maintains high-quality City of Appleton services.

**Dedication of Public Parks and/or Trails or Payment Fee in Lieu Thereof:** The City of Appleton Official Map, Appleton Trails Master Plan, Comprehensive Outdoor Recreation Plan and Plan Appleton recommends the need for public parkland within the boundary lines of parcel #31-1-9202-00.

The final plat does not identify any outlot(s) or easement(s) dedicated to the public for parkland. However, pursuant to the approval of the Preliminary Plat for Glenmore Reserve, the Parks and Recreation Department requested the ± 20.48 acres of parkland, located east of the plat boundary line, be shown and dedicated to the City on the Final Plat for Glenmore Reserve.

**Development Review Team (DRT) Report:** This item appeared on the March 17, 2026 Development Review Team agenda.

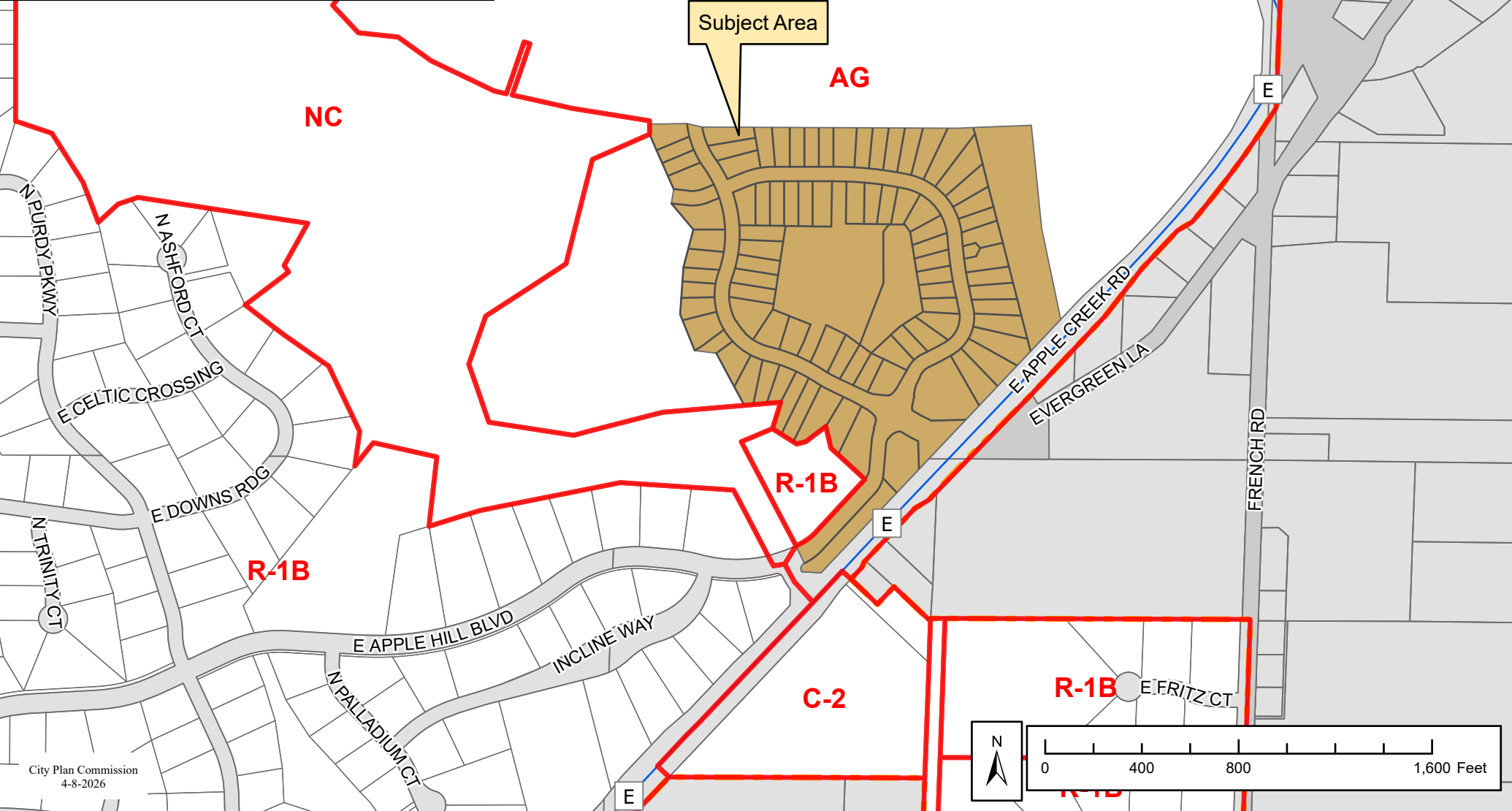
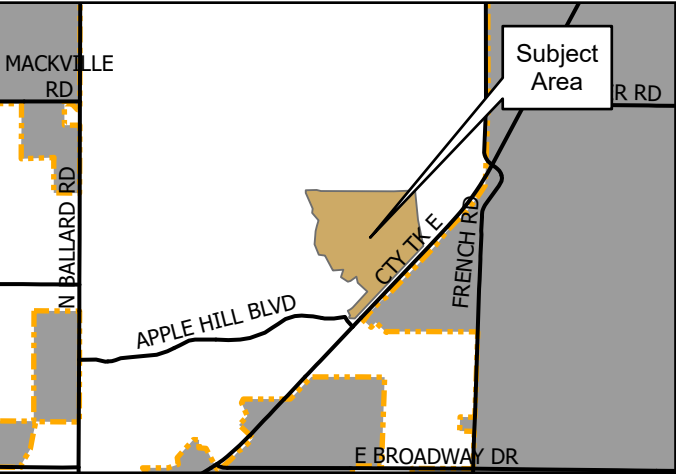
Fire Department. After reviewing the Final Plat, for North Dolcetto Way extending north from the interception with North Altesse Way, a temporary cul-de-sac is required. If the developer opts to not include Lots 19, 20, and 21 in this phase of construction, the temporary cul-de-sac can be eliminated.

Comments pertaining to stormwater management, drainage, erosion control, utilities, street design, parkland dedication, plat layout and other technical requirements have been received from participating departments and captured in the stipulations found below. Staff comments have been submitted to the applicant by a separate email by staff.

## RECOMMENDATION

The Final Plat for Glenmore Park, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

1. The Final Plat comments and conditions, including but not limited to, final plat data, engineering feasibility plan – sanitary sewer, water, storm sewer, traffic, streets and intersections, stormwater & environmental – navigable waterways and shoreland zoning, wetlands, and City stormwater permit/SWMP/H&H Modeling, provided by the Department of Public Works, Engineering Division, Parks and Recreation Department, Community Development Department and the Appleton Fire Department dated March 19, 2026 shall be addressed by owner/applicant to the satisfaction of the respective City staff prior to City staff accepting and filing the final plat with the City Clerk’s Office for City signatures.
  - a. Per Section 2. Other comments: Comment #2) Graphically show the 60’ temporary cul-de-sac easement area with a note stating that the 60’ temporary cul-de-sac easement is to be released upon the extension of North Dolcetto Way, prior to City signatures being affixed to the final plat, #10) Add the parcel number and document number for the deed, when available, to note on sheet 3, and #11) The approved CSM (#10-25) will need to be recorded with the recording info added to the final plat.
2. The City will require ± 20.48 acres of parkland, located northeast of the plat boundary line, be shown and dedicated to the City with the Glenmore Reserve final plat and/or by development agreement as previously discussed with the applicant.
3. The Erosion & Sediment Control Plan shall be approved for each phase of the development by the Erosion Control Inspector prior to construction.
4. A Development Agreement is required between the City and owner/developer that identifies the duties and responsibilities with respect to the development of the subject land. The applicant and owner, Community Development Director, Public Works Director, City Engineer, City Attorney, and other applicable staff shall discuss the preparation and process of this agreement. City signatures will not be affixed to the Final Plat until the Development Agreement is executed by the owner/developer. All improvements for the Glenmore Park Plat shall be completed under the terms and conditions of said development agreement.
5. City signatures shall not be affixed to the Final Plat until objecting authorities, including but not limited to, the Department of Administration and Outagamie County review and notify the City that they do not object to the Final Plat.
6. All approvals and permits for development must be obtained from all appropriate regulatory agencies prior to construction.
7. The Final Plat shall be recorded within 12 months from the approval date of the last approving authority and within 36 months from the approval date of the first approving authority. Failure to do so requires the subdivider to recommence the entire procedure for Final Plat approval.

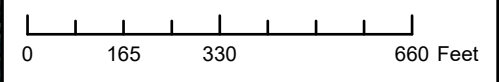


Subject Area

E APPLE HILL BLVD

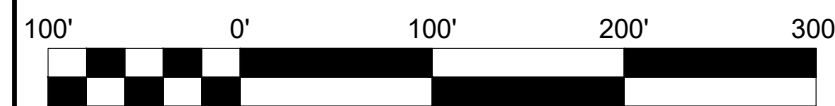
E APPLE CREEK RD

EVERGREEN LA



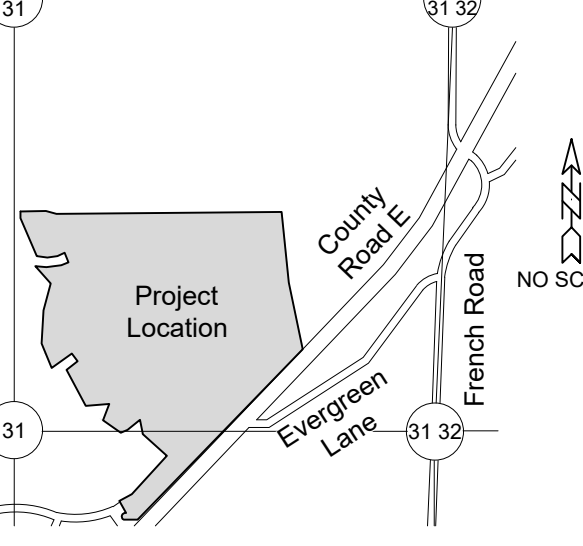
# Glenmore Park

Part of Lot 1 of Certified Survey Map (Doc. \_\_\_\_\_), 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; 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.



Scale 1" = 100'  
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.

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



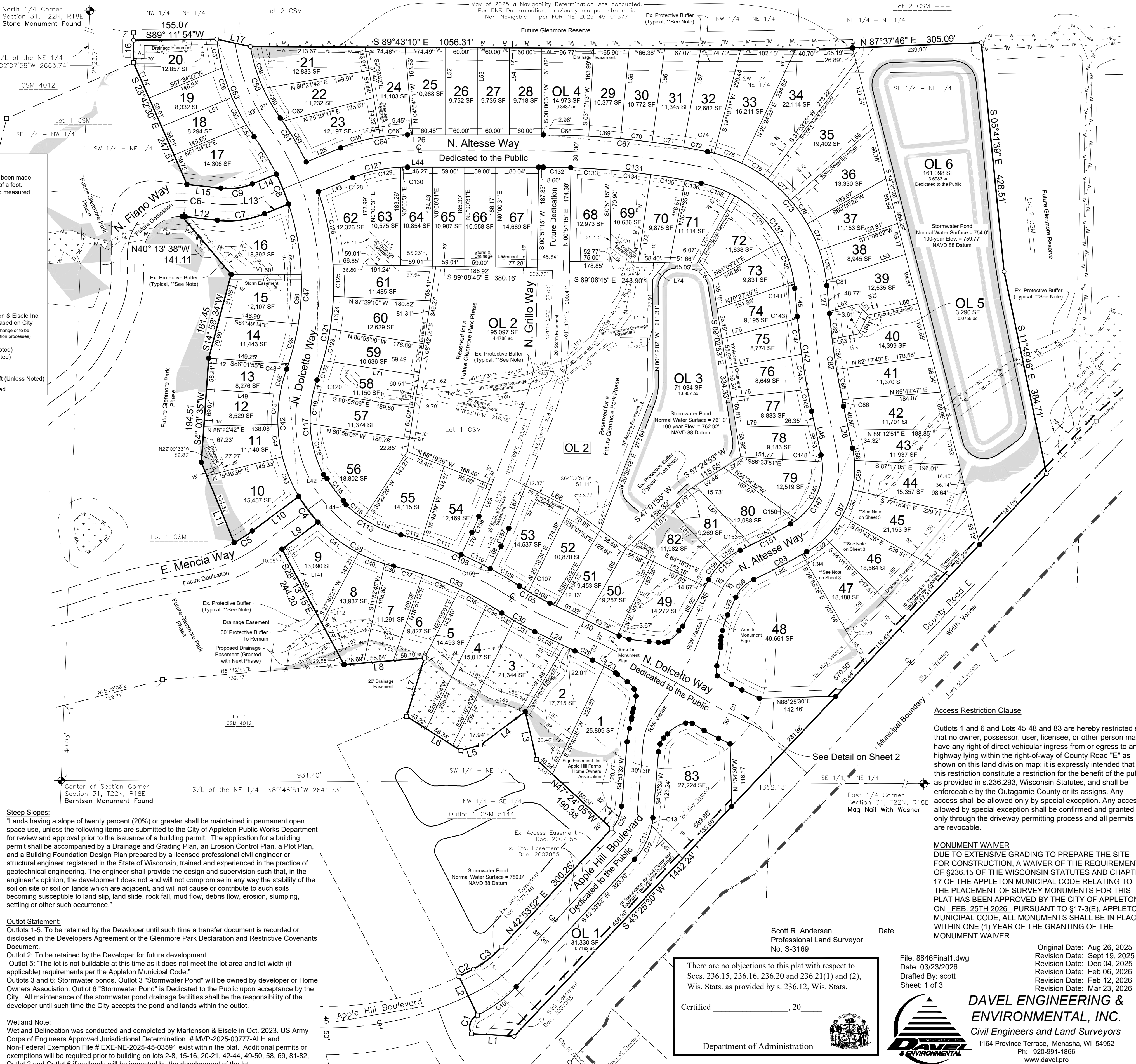
## NOTES

- All linear measurements have been made to the nearest one hundredth of a foot.
- All bearings are computed and measured to the nearest second.

## LEGEND

- 1/2" x 30" Steel Rebar @ 4.30lbs/LF SET
- All Other Corners
- 3/4" x 24" Steel Rebar @ 1.50lbs/LF SET
- 3/4" Rebar Found
- 1.3" OD Iron Pipe Found
- Government Corner Found
- ac Lot Areas in Acres
- SF Lot Areas in Square Feet
- Delineated Wetlands - Martenson & Eisele Inc. (Oct. 2023) & Protective Area based on City Code (10-50R or 75R) (subject to change or to be removed with future permitting and exemption processes)
- 20' Building Setback (Unless Noted)
- 12' Utility Easement (Unless Noted)
- Right-of-Way Line
- Note: Side Yard Setback: 6ft
- Rear Yard Setback: 25ft (Unless Noted)
- Steep Slopes (>20%) - Proposed

Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length
L1	N 86°31'27" W	79.47'	L49	S 86°06'45" E	137.44'	L97	S 46°24'47" W	94.50'
L2	N 25°35'36" W	80.00'	L50	N 90°00'00" E	130.79'	L98	S 46°24'47" W	89.11'
L3	N 13°12'14" W	91.42'	L51	N 67°34'22" E	141.85'	L99	S 43°30'24" W	96.58'
L4	S 53°13'57" W	104.21'	L52	S 00°00'31" W	162.67'	L100	S 39°15'09" W	106.58'
L5	S 74°32'53" W	37.85'	L53	S 00°00'31" W	162.39'	L101	S 19°14'54" W	70.79'
L6	N 57°38'49" W	119.50'	L54	S 00°00'31" W	162.10'	L102	N 23°31'14" E	147.24'
L7	N 17°03'39" E	113.72'	L55	S 05°28'02" W	168.66'	L103	N 23°31'14" E	156.46'
L8	S 85°12'51" W	150.33'	L56	S 07°42'52" W	175.95'	L104	S 78°33'16" E	222.29'
L9	N 53°17'18" E	83.74'	L57	S 09°57'43" W	185.94'	L105	N 81°12'32" E	110.14'
L10	S 53°17'18" W	107.94'	L58	S 48°54'42" W	204.19'	L106	N 68°33'53" E	66.87'
L11	S 22°09'33" E	161.59'	L59	S 71°38'02" W	155.11'	L107	N 50°52'44" E	66.72'
L12	N 83°35'43" W	60.18'	L60	N 76°59'01" E	95.65'	L108	N 57°37'40" E	57.30'
L13	S 67°51'14" W	48.17'	L61	N 43°01'28" W	28.11'	L109	N 89°47'10" E	68.90'
L14	S 67°51'14" W	48.17'	L62	S 75°09'55" W	54.76'	L110	N 89°47'10" E	60.25'
L15	N 83°35'43" W	63.58'	L63	S 78°42'39" W	50.29'	L111	N 57°37'40" E	46.89'
L16	N 00°01'48" W	41.90'	L64	N 26°30'26" E	38.95'	L112	N 50°52'44" E	69.62'
L17	S 77°23'23" E	64.03'	L65	N 29°30'05" E	153.09'	L113	N 68°33'53" E	74.86'
L18	S 43°32'23" W	8.10'	L66	N 63°49'36" W	91.08'	L114	S 49°13'22" E	72.91'
L19	N 59°05'42" W	25.54'	L67	N 21°40'34" E	84.90'	L115	S 49°13'22" E	82.89'
L20	N 64°08'05" W	23.91'	L68	N 25°37'22" E	46.30'	L116	N 51°59'10" W	62.00'
L21	S 07°24'36" W	9.61'	L69	N 51°59'10" W	70.44'	L117	N 51°59'10" W	70.44'
L22	S 52°28'34" E	23.01'	L70	N 25°37'22" E	46.30'	L118	S 39°13'27" W	41.31'
L23	S 60°40'19" E	49.03'	L71	S 81°04'46" E	180.49'	L119	N 28°19'31" E	9.00'
L24	S 64°19'25" E	83.06'	L72	N 08°07'41" E	164.98'	L120	S 61°40'29" E	9.00'
L25	N 67°51'14" E	69.24'	L73	N 29°19'19" E	143.50'	L121	S 28°19'31" E	9.00'
L26	S 89°59'29" E	252.91'	L74	S 37°59'01" W	39.02'	L122	N 61°40'29" W	9.00'
L27	S 05°08'36" E	52.38'	L75	S 36°16'31" E	37.66'	L123	N 66°50'59" W	32.16'
L28	S 12°03'57" E	82.88'	L76	N 74°58'35" E	145.76'	L124	N 21°10'44" E	9.00'
L29	S 24°53'16" W	36.30'	L77	N 79°29'51" E	142.13'	L125	S 68°49'16" E	9.00'
L30	S 11°39'24" W	11.78'	L78	N 84°01'06" E	142.45'	L126	S 78°49'50" W	7.73'
L31	S 00°32'07" E	7.80'	L79	N 88°32'22" E	146.51'	L127	S 21°10'44" W	9.00'
L32	S 11°39'26" W	34.60'	L80	N 43°11'03" W	151.52'	L128	N 68°49'16" W	9.00'
L33	S 59°05'42" E	31.18'	L81	N 42°48'44" W	141.27'	L129	N 86°50'01" E	13.41'
L34	S 64°08'05" E	36.06'	L82	N 72°13'37" E	64.60'	L130	N 29°02'56" E	9.00'
L35	N 29°11'16" E	99.72'	L83	S 74°52'41" E	118.46'	L131	S 60°57'04" E	9.00'
L36	N 40°26'56" E	10.99'	L84	S 49°44'55" E	63.93'	L132	S 29°02'56" W	9.00'
L37	S 88°52'13" E	10.87'	L85	S 60°57'04" E	78.30'	L133	N 60°57'04" E	9.00'
L38	S 83°12'50" E	37.43'	L86	S 69°33'50" E	73.26'	L134	N 22°31'20" E	30.77'
L39	S 71°32'56" E	19.46'	L87	S 52°10'35" E	96.93'	L135	N 23°23'22" E	8.00'
L40	S 64°39'32" E	142.61'	L88	S 52°10'35" E	98.18'	L136	S 66°36'38" E	9.00'
L41	S 33°09'25" E	10.00'	L89	S 69°34'41" E	71.76'	L137	N 63°27'18" E	9.50'
L42	S 40°24'51" E	10.00'	L90	S 60°03'08" E	81.88'	L138	S 23°23'22" W	8.00'
L43	S 67°51'14" W	69.24'	L91	S 49°44'55" E	61.27'	L139	N 66°36'38" W	9.00'
L44	N 89°59'29" W	252.91'	L92	S 74°52'41" E	108.10'	L140	S 29°19'39" E	31.06'
L45	S 05°08'36" E	52.38'	L93	N 72°13'37" E	65.18'	L141	S 25°22'23" E	73.92'
L46	S 12°03'57" E	82.88'	L94	S 19°14'54" W	44.23'	L142	S 30°08'12" E	92.70'
L47	S 43°28'18" E	83.27'	L95	S 39°15'09" W	110.85'			
L48	N 30°39'25" E	142.68'	L96	S 43°30'24" W	97.83'			



**Steep Slopes:**  
"Lands having a slope of twenty percent (20%) or greater shall be maintained in permanent open space use, unless the following items are submitted to the City of Appleton Public Works Department for review and approval prior to the issuance of a building permit: The application for a building permit shall be accompanied by a Drainage and Grading Plan, an Erosion Control Plan, a Plot Plan, and a Building Foundation Design Plan prepared by a licensed professional civil engineer or structural engineer registered in the State of Wisconsin, trained and experienced in the practice of geotechnical engineering. The engineer shall provide the design and supervision such that, in the engineer's opinion, the development does not and will not compromise in any way the stability of the soil on site or soil on lands which are adjacent, and will not cause or contribute to such soils becoming susceptible to land slip, land slide, rock fall, mud flow, debris flow, erosion, slumping, settling or other such occurrence."

**Outlot Statement:**  
Outlots 1-5: To be retained by the Developer until such time a transfer document is recorded or disclosed in the Developers Agreement or the Glenmore Park Declaration and Restrictive Covenants Document.  
Outlot 2: To be retained by the Developer for future development.  
Outlot 5: "The lot is not buildable at this time as it does not meet the lot area and lot width (if applicable) requirements per the Appleton Municipal Code."  
Outlots 3 and 6: Stormwater ponds. Outlot 3 "Stormwater Pond" will be owned by developer or Home Owners Association. Outlot 6 "Stormwater Pond" is Dedicated to the Public upon acceptance by the City. All maintenance of the stormwater pond drainage facilities shall be the responsibility of the developer until such time the City accepts the pond and lands within the outlot.

**Wetland Note:**  
Wetland Delineation was conducted and completed by Martenson & Eisele in Oct. 2023. US Army Corps of Engineers Approved Jurisdictional Determination # MVP-2025-00777-ALH and Non-Federal Exemption File # EXE-NE-2025-45-03591 exist within the plat. Additional permits or exemptions will be required prior to building on lots 2-8, 15-16, 20-21, 42-44, 49-50, 58, 69, 81-82, Outlot 2 and Outlot 6 if wetlands will be impacted by the development of the lot.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

File: 8846Final1.dwg  
Date: 03/23/2026  
Drafted by: scott  
Sheet: 1 of 3

Original Date: Aug 26, 2025  
Revision Date: Sept 19, 2025  
Revision Date: Dec 04, 2025  
Revision Date: Feb 06, 2026  
Revision Date: Feb 12, 2026  
Revision Date: Mar 23, 2026

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors  
1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866  
www.davel.pro

Mar 23, 2026 - 8:16pm J:\Projects\8846\8846.dwg Printed by: scott

# Glenmore Park

Part of Lot 1 of Certified Survey Map \_\_\_\_\_ (Doc. \_\_\_\_\_), 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; 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.

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'	30.14'	3°01'48"	N 64°24'28" 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
C4	280.00'	S 36°42'42" W	60.00'	60.12'	12°18'05"	S 30°33'40" W	S 42°51'45" E
C5	270.00'	S 57°34'37" W	40.38'	40.42'	8°34'39"	S 53°17'18" W	S 61°51'57" W
C6	70.00'	N 85°55'20" W	5.68'	5.69'	4°39'14"	N 83°35'43" W	N 88°14'57" W
C7	180.00'	S 82°07'46" W	88.77'	89.70'	28°33'03"	S 67°51'14" W	N 83°35'43" W
C8	470.00'	N 22°08'46" W	60.00'	60.04'	7°19'10"	N 18°29'11" W	N 25°48'21" W
C9	120.00'	S 82°07'46" W	59.18'	59.80'	28°33'03"	S 67°51'14" W	N 83°35'43" W
C10	240.00'	S 53°38'59" W	89.55'	90.08'	21°30'15"	S 42°53'52" W	S 64°24'07" W
C11	130.00'	S 27°15'54" W	70.06'	70.94'	31°15'55"	S 11°37'57" W	S 42°53'52" W
C12	130.00'	S 27°15'54" W	70.06'	70.94'	31°15'55"	S 11°37'57" W	S 42°53'52" W
C13	130.00'	S 08°15'45" W	15.28'	15.29'	6°44'24"	S 04°53'32" W	S 11°37'57" W
C14	63.61'	S 11°32'27" W	14.73'	14.76'	13°17'54"	S 18°11'24" W	S 04°53'30" W
C15	29.96'	S 30°51'16" W	13.14'	13.24'	25°19'49"	S 43°31'11" W	S 18°11'22" W
C16	30.00'	S 41°33'59" W	2.07'	2.07'	3°56'48"	S 39°35'35" W	S 43°32'23" W
C17	60.43'	S 58°43'19" W	39.61'	40.35'	38°15'28"	S 77°51'04" W	S 39°35'35" W
C18	22.80'	N 86°35'27" W	12.23'	12.38'	31°06'59"	N 71°01'57" W	S 77°51'04" W
C19	350.00'	N 61°36'53" W	30.78'	30.79'	5°02'24"	N 64°08'05" W	N 59°05'42" W
C20	70.00'	S 23°53'41" W	45.59'	46.43'	38°00'17"	S 04°53'32" W	S 42°53'52" W
C21	130.00'	S 10°24'26" W	24.99'	25.03'	11°01'46"	S 15°55'19" W	S 04°53'32" W
C22	157.28'	S 12°02'23" W	16.80'	16.81'	6°07'25"	S 15°06'06" W	S 08°58'41" W
C23	29.97'	S 11°15'21" W	4.02'	4.02'	7°41'30"	S 07°24'36" W	S 15°06'06" W
C24	30.00'	S 14°34'11" W	7.48'	7.50'	14°19'10"	S 21°43'46" W	S 15°06'06" W
C25	69.50'	S 11°57'19" W	23.60'	23.71'	19°32'55"	S 02°10'52" W	S 21°43'46" W
C26	22.00'	S 15°49'34" E	13.60'	13.83'	36°00'51"	S 33°49'59" E	S 02°10'52" W
C27	57.50'	S 43°09'17" E	18.63'	18.71'	18°38'35"	S 52°28'34" E	S 33°49'59" E
C28	30.00'	S 56°34'27" E	4.29'	4.29'	8°11'45"	S 60°40'19" E	S 52°28'34" E
C29	583.50'	S 62°29'52" E	37.18'	37.19'	3°39'06"	S 64°19'25" E	S 60°40'19" E
C30	530.00'	S 60°30'56" E	70.40'	70.45'	7°36'59"	S 56°42'27" E	S 64°19'25" E
C31	530.00'	S 61°57'45" E	43.67'	43.68'	4°43'20"	S 59°36'05" E	S 64°19'25" E
C32	530.00'	S 58°09'16" E	26.77'	26.77'	2°53'38"	S 56°42'27" E	S 59°36'05" E
C33	637.00'	S 66°38'46" E	219.89'	220.99'	19°52'39"	S 76°35'06" E	S 56°42'27" E
C34	637.00'	S 58°07'31" E	31.52'	31.52'	2°50'07"	S 59°32'34" E	S 56°42'27" E
C35	637.00'	S 62°11'05" E	58.72'	58.74'	5°17'02"	S 64°49'36" E	S 59°32'34" E
C36	637.00'	S 68°09'01" E	73.86'	73.90'	6°38'49"	S 71°28'26" E	S 64°49'36" E
C37	637.00'	S 74°01'46" E	56.81'	56.82'	5°06'40"	S 76°35'06" E	S 71°28'26" E
C38	280.00'	S 59°43'25" E	162.43'	164.80'	33°43'21"	S 42°51'45" E	S 76°35'06" E
C39	280.00'	S 74°50'06" E	17.10'	17.10'	3°30'00"	S 73°05'06" E	S 76°35'06" E
C40	280.00'	S 67°42'21" E	52.50'	52.57'	10°45'29"	S 62°19'37" E	S 73°05'06" E
C41	280.00'	S 52°35'41" E	94.67'	95.12'	19°27'52"	S 42°51'45" E	S 62°19'37" E
C42	280.00'	S 05°25'24" E	237.89'	245.69'	50°16'32"	S 19°42'53" W	S 30°33'40" E
C43	280.00'	S 22°22'02" E	79.81'	80.09'	16°23'16"	S 14°10'24" E	S 30°33'40" E
C44	280.00'	S 07°53'51" E	61.22'	61.34'	12°33'06"	S 01°37'18" E	S 14°10'24" E
C45	280.00'	S 04°05'55" W	55.82'	55.91'	11°26'26"	S 09°49'08" W	S 01°37'18" E
C46	280.00'	S 14°46'00" W	48.30'	48.36'	9°53'44"	S 19°42'53" W	S 09°49'08" W
C47	470.00'	S 00°36'51" W	307.59'	313.36'	38°12'04"	S 18°22'47" W	S 19°42'53" W
C48	470.00'	S 19°02'50" W	10.95'	10.95'	1°20'06"	S 18°22'47" W	S 19°42'53" W
C49	470.00'	S 13°44'02" W	76.13'	76.22'	9°17'29"	S 09°05'18" W	S 18°22'47" W
C50	470.00'	S 03°28'27" W	92.51'	92.66'	11°17'43"	S 02°12'25" E	S 09°05'18" W
C51	470.00'	S 10°20'48" W	133.09'	133.54'	16°16'46"	S 18°29'11" E	S 02°12'25" E
C52	470.00'	S 30°45'45" E	81.22'	81.32'	9°54'49"	S 35°43'10" E	S 25°48'21" E
C53	380.00'	S 20°53'24" E	194.52'	196.71'	29°39'32"	S 06°03'38" E	S 35°43'10" E
C54	380.00'	S 33°47'10" E	25.64'	25.65'	3°52'01"	S 31°51'09" E	S 35°43'10" E
C55	380.00'	S 27°27'32" E	58.22'	58.28'	8°47'15"	S 23°03'54" E	S 31°51'09" E
C56	380.00'	S 18°40'44" E	58.12'	58.18'	8°46'21"	S 14°17'33" E	S 23°03'54" E
C57	380.00'	S 10°10'35" E	54.55'	54.60'	8°13'56"	S 06°03'38" E	S 14°17'33" E
C58	320.00'	S 22°43'34" E	143.90'	145.14'	25°59'11"	S 09°43'58" E	S 35°43'10" E
C59	320.00'	S 17°02'22" E	81.40'	81.62'	14°36'48"	S 09°43'58" E	S 24°20'46" E
C60	320.00'	S 30°01'58" E	63.42'	63.52'	11°22'23"	S 24°20'46" E	S 35°43'10" E
C61	530.00'	S 30°33'19" E	95.41'	95.54'	10°19'42"	S 35°43'10" E	S 25°23'27" E
C62	530.00'	S 35°17'30" E	7.91'	7.91'	0°51'19"	S 35°43'10" E	S 34°51'51" E
C63	530.00'	S 30°07'39" E	87.53'	87.63'	9°28'23"	S 34°51'51" E	S 25°23'27" E
C64	330.00'	N 78°55'53" E	126.81'	127.60'	22°09'17"	N 67°51'14" E	S 89°59'29" E
C65	330.00'	N 74°30'50" E	76.54'	76.72'	13°19'11"	N 67°51'14" E	N 81°10'26" E
C66	330.00'	N 85°35'28" E	50.83'	50.89'	8°50'05"	N 81°10'26" E	S 89°59'29" E
C67	1510.00'	S 84°08'51" E	307.49'	308.02'	11°41'16"	S 89°59'29" E	S 78°18'13" E
C68	1510.00'	S 88°23'08" E	84.63'	84.64'	3°12'42"	S 89°59'29" E	S 86°46'47" E
C69	1510.00'	S 85°39'22" E	59.21'	59.22'	2°14'49"	S 86°46'47" E	S 84°31'58" E
C70	1510.00'	S 83°24'33" E	59.22'	59.22'	2°14'50"	S 84°31'58" E	S 82°17'08" E
C71	1510.00'	S 81°09'43" E	59.23'	59.23'	2°14'51"	S 82°17'08" E	S 80°02'17" E
C72	1510.00'	S 79°10'15" E	45.71'	45.71'	1°44'04"	S 80°02'17" E	S 78°18'13" E

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C73	280.00'	S 41°43'25" E	333.73'	357.53'	73°09'37"	S 78°18'13" E	S 05°08'36" E
C74	280.00'	S 76°59'45" E	12.78'	12.78'	2°36'56"	S 78°18'13" E	S 75°41'18" E
C75	280.00'	S 70°08'28" E	54.13'	54.22'	11°05'40"	S 75°41'18" E	S 64°35'37" E
C76	280.00'	S 58°46'05" E	56.84'	56.94'	11°39'05"	S 64°35'37" E	S 52°56'32" E
C77	280.00'	S 47°00'55" E	57.83'	57.93'	11°51'14"	S 52°56'32" E	S 41°05'18" E
C78	280.00'	S 35°32'28" E	54.13'	54.22'	11°05'40"	S 41°05'18" E	S 29°59'38" E
C79	280.00'	S 24°26'48" E	54.13'	54.22'	11°05'40"	S 29°59'38" E	S 18°53'58" E
C80	280.00'	S 12°58'12" E	57.85'	57.95'	11°51'13"	S 18°53'58" E	S 07°02'27" E
C81	280.00'	S 06°05'31" E	9.27'	9.27'	1°53'51"	S 07°02'27" E	S 05°08'36" E
C82	1420.00'	S 08°36'16" E	171.46'	171.56'	6°55'21"	S 05°08'36" E	S 12°03'57" E
C83	1420.00'	S 06°06'35" E	47.91'	47.91'	1°55'59"	S 05°08'36" E	S 07°04'35" E
C84	1420.00'	S 08°13'36" E	57.02'	57.02'	2°18'03"	S 04°04'35" E	S 09°22'38" E
C85	1420.00'	S 10°32'01" E	57.31'	57.32'	2°18'46"	S 09°22'38" E	S 11°41'23" E
C86	1420.00'	S 11°52'40" E	9.32'	9.32'	0°22'33"	S 11°41'23" E	S 12°03'57" E
C87	180.00'	S 23°46'12" W	210.77'	225.16'	71°40'17"	S 12°03'57" E	S 59°36'21" W
C88	180.00'	S 08°22'00" E	23.23'	23.24'	7°23'53"	S 12°03'57" E	S 04°40'04" E
C89	180.00'	S 04°02'37" W	54.53'	54.74'	17°25'23"	S 04°40'04" E	S 12°45'19" W
C90	180.00'	S 21°05'50" W	52.23'	52.42'	16°41'03"	S 12°45'19" W	S 29°26'22" W
C91	180.00'	S 37°42'32" W	51.78'	51.96'	16°32'19"	S 29°26'22" W	S 45°58'41" W
C92	180.00'	S 52°47'31" W	42.71'	42.81'	13°37'40"	S 45°58'41" W	S 59°36'21" W
C93	1180.00'	S 62°18'47" W	111.48'	111.52'	5°24'53"	S 59°36'21" W	S 65°01'14" W
C94	1180.00'	S 59°51'22" W	10.31'	10.31'	0°30'01"	S 59°36'21" W	S 60°06'22" W
C95	1180.00'	S 62°33'48" W	101.18'	101.21'	4°54'52"	S 60°06'22" W	S 65°01'14" W
C96	70.00'	S 45°26'04" W	46.93'	47.86'	39°10'21"	S 07°01'14" W	S 25°50'53" W
C97	133.50'	S 18°16'20" W	30.76'	30.83'	13°13'52"	S 24°53'16" W	S 11°39'24" W
C98	30.00'	S 05°33'39" W	6.37'	6.38'	12°11'31"	S 11°39'24" W	S 00°32'07" E
C99	30.00'	S 05°33'40" W	6.37'	6.38'	12°11'33"	S 00°32'07" E	S 11°39'26" W
C100	38.19'	S 02°09'25" E	18.24'	18.42'	27°37'43"	S 11°39'26" W	S 15°58'17" E
C101	250.00'	S 61°36'53" E	21.98'	21.99'	5°02'24"	S 59°05'42" E	S 64°08'05" E
C102	58.04'	N 45°49'32" E	28.83'	29.13'	28°45'38"	N 60°12'21" E	N 31°26'43" E
C103	13.00'	N 75°41'06" E	6.93'	7.02'	30°55'43"	S 88°51'03" E	N 60°13'14" E
C104	140.60'	S 85°21'23" E	17.23'	17.25'	7°01'40"	S 81°50'33" E	S 88°52'13" E
C105	470.00'	S 60°41'05" E	65.15'	65.20'	7°56'54"	S 56°42'38" E	S 64°39'32" E
C106	470.00'	S 61°52'11" E	45.74'	45.76'	5°34'43"	S 59°04'50" E	S 64°39'32" E
C107	470.00'	S 57°53'44" E	19.44'	19.44'	2°22'12"	S 56°42'38" E	S 59°04'50" E
C108	697.00'	S 66°38'52" E	240.56'	241.77'	19°52'29"	S 76°35'06" E	S 56°42'38" E
C109	697.00'	S 59°18'37" E	63.23'	63.25'	5°11'59"	S 61°54'37" E	S 56°42'38" E
C110	697.00'	S 64°22'38" E	60.00'	60.02'	4°56'01"	S 66°50'39" E	S 61°54'37" E
C111	697.00'	S 70°03'45" E	78.26'	78.30'	6°26'12"	S 73°16'51" E	S 66°50'39" E
C112	697.00'	S 74°55'58" E	40.19'	40.20'	3°18'18"	S 76°35'06" E	S 73°16'51" E
C113	220.00'	N 61°16'44" W	116.15'	117.54'	30°36'44"	N 76°35'06" W	N 45°58'22" W
C114	220.00'	N 66°36'20" W	76.25'	76.64'	19°57'31"	N 76°35'06" W	N 56°37'35" W
C115	220.00'	N 51°17'58" W	40.85'	40.91'	10°39'13"	N 56°37'35" W	N 45°58'22" W
C116							

# Glenmore Park

Part of Lot 1 of Certified Survey Map \_\_\_\_\_ (Doc. \_\_\_\_\_), 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; 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.

## Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by

Greenway Property, Inc., Grantor, to:

Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee, SBC, Grantee, TDS Metrocom, Grantee, AT&T, Grantee, and Time Warner Cable, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Greenway Property, Inc.

Jeffrey Straubel, Managing Member

Date

## Drainage, Access, Sanitary and Storm Sewer Easement Provisions

An easement for Drainage (Permanent and Temporary), Access, Sanitary Sewer and Storm Sewer Easement Provisions is hereby granted by:

Greenway Property, Inc., Grantor, to:

THE CITY OF APPLETON, Grantee,

- Purpose:** The purpose of this easement is for the Grantee to access, install, re-grade, replace, relocate, operate, maintain, resize and repair Drainage, Sanitary and Storm Sewer and associated appurtenances. Grantee does hereby agree to compensate Grantor fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of Drainage, Sanitary and Storm Sewer and associated appurtenances that occur outside of the easement area. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
- Access:** Grantor (heirs, successors and assigns), Grantee or their agents shall have the right to use the designated easement for the purpose of exercising its rights in the easement area. Access Easement to and from and around Outlot 3 shall be for the sole purpose of maintenance of the stormwater pond.
- Buildings or Other Structures:** Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Drainage, Access, Sanitary and/or Storm Sewer Easement".
- Elevation:** The grantor agrees that the elevation of the existing ground surface within the easement area will not be altered without the written consent of grantee.
- No landscaping will be installed in the Easements that interferes with the drainage as designed on the approved drainage plan for Glenmore Park.
- Restoration:** Grantee agrees that it will restore subsurface materials on grantor's land, as nearly as is reasonably possible, to the prior existing condition when conducting all future maintenance, resizing or repair activities. Grantor shall be responsible for all surface restoration. Grantee shall not be required to restore or compensate for improved surfaces such as, but not limited to, curb and gutter, hard pavements, sidewalks, structures, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein.
- Notification:** Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantee and Grantor agree to cooperate in good faith to minimize interference or disruption to the normal facility operations. Grantee shall provide advance notice to Grantor (except in emergency situations, in which event notice shall be provided as soon as is practical) of any activity with a reasonable likelihood of interfering or disrupting the operation Grantor's facility, and to conduct such activities at mutually agreeable times.
- Drainage easements** are conveyance paths for storm water, the placement of fill, buildings, berms, retaining walls, trees, landscaping or any other features that impedes drainage or interferes with the flow of water or changes the shape or a drainage easement is strictly prohibited. The payment of said maintenance and or repairs shall be equally assessed to the adjacent lot owners.
- Maintenance** of all drainage easements within the land division or serving this subdivision are the sole responsibility of the lot owners for the purpose of conveying and managing storm water through the plat.
- Upon failure of the property owners to perform maintenance of the drainage ways, the City of Appleton retains the right to perform maintenance and/or repairs. the payment of the maintenance and/or repairs shall be assessed among the property owners of this subdivision in equal amount or where the cause can be specifically identified, then the payment shall be assessed to the specific property owner(s).

This Grantor, their respective lessees, successors, heirs or assigns, shall have full use and enjoyment of the property referenced above provided that such use does not interfere with Grantee's right to install, replace, operate, maintain and repair said sanitary sewer, storm sewer, drainage and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said sanitary sewer, storm sewer, drainage and associated appurtenances Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. Grantee shall not be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Grantee does hereby agree to compensate fully for any damage caused directly or indirectly from said access, maintenance, repair, replacement or relocation of said sanitary sewer, storm sewer, drainage and associated appurtenances, that occur outside of the above described easement area. Buildings or any other type of structure shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "access easement, sanitary easement, storm sewer easement and drainage easement". Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

"30' Temporary Drainage Easements". There is a "30' Temporary Drainage Easements" for Surface water drainage. At the time Outlot 2 is Developed and an Approved Drainage Plan is accepted by the City, all associated rights, restrictions and regulations within said Temporary easement SHALL be released in their entirety and the newly developed area will adhere to its own set of granted rights, restrictions and regulations.

Greenway Property, Inc.

Jeffrey Straubel, Managing Member

Date

## Sign Easement Provisions

An easement for Sign Easement Provisions is hereby granted by:

Greenway Property, Inc., Grantor, to:

APPLE HILL FARMS HOME OWNERS ASSOCIATION, Grantee,

- Purpose:** The purpose of this easement is for the Grantee to access, install, re-grade, replace, relocate, operate, maintain, resize and repair a Monument Sign and associated landscaping. Grantee does hereby agree to compensate Grantor fully for any damage caused directly or indirectly from said maintenance, repair, replacement or relocation of said sign and associated landscaping that occur outside of the easement area. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with grantee's use of the easement area.
- Notification:** Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantee and Grantor agree to cooperate in good faith to minimize interference or disruption to the normal facility operations. Grantee shall provide advance notice to Grantor (except in emergency situations, in which event notice shall be provided as soon as is practical) of any activity with a reasonable likelihood of interfering or disrupting the operation Grantor's facility, and to conduct such activities at mutually agreeable times.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Greenway Property, Inc.

Jeffrey Straubel, Managing Member

Date

## Treasurer's Certificate

We, being the duly elected, qualified and acting Treasurer's of the City of Appleton and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on any of the land included in this plat.

City Treasurer

Print Name

Date

County Treasurer

Print Name

Date

## City of Appleton Approval

Resolved, that the plat of Glenmore Park in the City of Appleton, Outagamie County, Greenway Property, Inc., owners, is hereby approved by the Common Council of the City of Appleton.

Mayor

Print Name

Date

I hereby certify that the foregoing is a copy of a resolution adopted by the the Common Council of the City of Appleton.

Clerk

Print Name

Date

## Owner's Certificate of Dedication

Greenway Property, Inc., a corporation duly organized and existing under and by virtue of the Laws of the State of Nevada, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Greenway Property, Inc., does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Department of Administration  
Outagamie County Planning and Zoning Committee  
City of Appleton

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of: Greenway Property, Inc.

Jeffrey Straubel, Managing Member

Date

State of Wisconsin)

\_\_\_\_\_ County) ss

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

\_\_\_\_\_, My Commission Expires \_\_\_\_\_

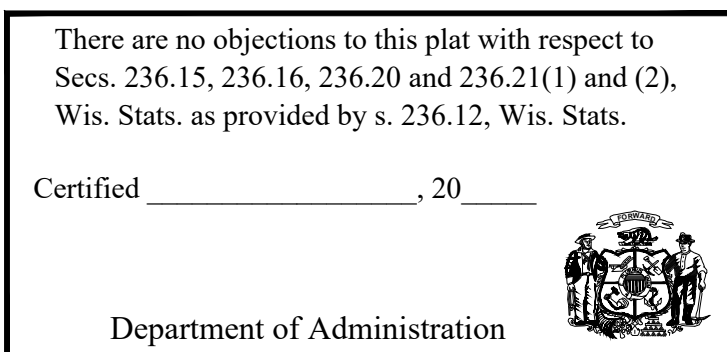
Notary Public, Wisconsin

This Final Plat is contained wholly within the property described in the following recorded instruments:

the property owner of record:  
Greenway Property, Inc.

Recording Information:

Parcel Number(s):



Original Date: Aug 26, 2025  
Revision Date: Sept 19, 2025  
Revision Date: Dec 04, 2025  
Revision Date: Feb 06, 2026  
Revision Date: Feb 12, 2026  
Revision Date: Mar 23, 2026



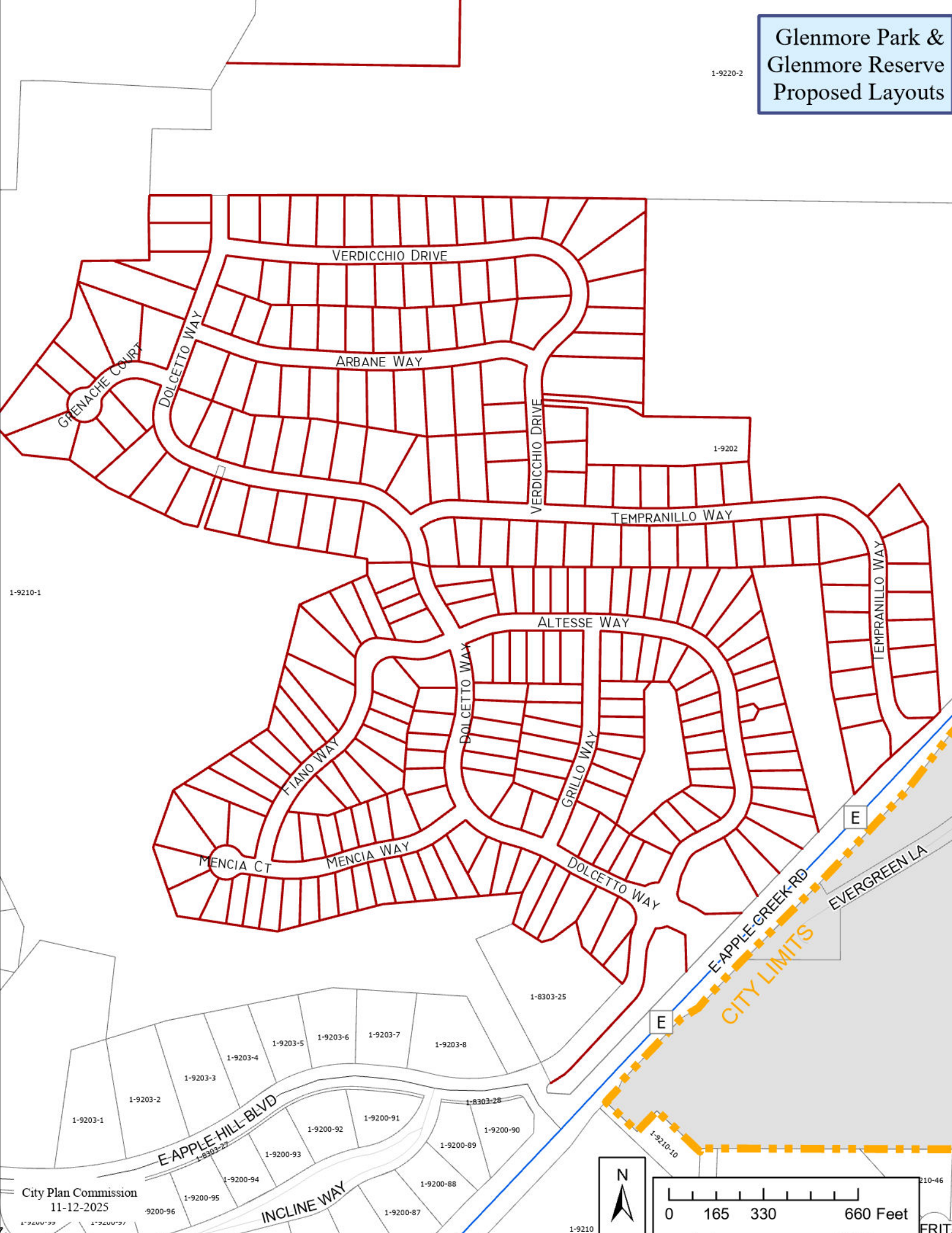
**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
Civil Engineers and Land Surveyors

1164 Province Terrace, Menasha, WI 54952  
Ph: 920-991-1866  
www.davel.pro

File: 8846Final1.dwg  
Date: 03/23/2026  
Drafted By: scott  
Sheet: 3 of 3

# Glenmore Park & Glenmore Reserve Proposed Layouts

1-9220-2



1-9210-1

1-9202

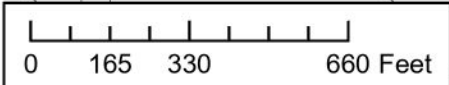
1-8303-25

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CITY LIMITS



City Plan Commission  
11-12-2025

FRITZ