



CITY OF APPLETON

MEMORANDUM

Date: March 11, 2026
To: City Plan Commission
From: Lindsey Smith, Principal Planner
Subject: Final Plat – Mission Ridge North

GENERAL INFORMATION

Owner: Dewitt Development Partners LLC (Scott DeWitt)

Consulting Engineer: John Davel – Davel Engineering

Parcel Numbers: 31-1-8310-00, 31-1-8310-01, and 31-1-8310-02

Owner's Request: In Phase 1 of the residential development, the owner is proposing to subdivide the property into 68 lots and 3 outlots.

Plan Commission Meeting Date: March 11, 2026

Common Council Meeting Date: March 18, 2026

BACKGROUND

May 28, 2025 – The subject parcels were officially annexed to the City.

June 18, 2025 – The subject area was rezoned from AG Agricultural District to R-2 Two-Family District.

August 6, 2025 – The Common Council approved the Preliminary Plat.

STAFF ANALYSIS

Proposed Conditions: The Phase 1 Final Plat for Mission Ridge North consists of approximately 72.2948 acres and includes 68 proposed residential lots. It also features outlot one which is designated for stormwater management, outlots two and three reserved for the future phases of the development.

Proposed Initial Plat Phasing, see attached diagram:

Phase 1: Lots 1 – 68, plus Outlot 1

Phase 2: Lots 69 – 93

Phase 3: Lots 94 – 106 and western side of Lightning Drive

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.

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.

Zoning Ordinance Review Criteria: R-2 Two-Family District lot development standards (Section 23-95, Chapter 23 Zoning Code), Shoreland-Wetland standards (Section 23-236, Chapter 23 Zoning Code), and Floodplain Standards (Section 23-201 to 315, Chapter 23 Zoning Code) are as follows:

- Minimum lot area: Nine thousand (9,000) square feet for single story duplex, seven thousand (7,000) square feet for two story duplex, and six thousand (6,000) square feet for single-family dwelling.
 - *The proposed average lot size within this development is 16,057 square feet. All residential lots satisfy the minimum lot area requirement.*
- Minimum lot width: Seventy (70) feet for duplex and fifty (50) feet for single-family dwelling.
 - *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. Sixty percent (60%).
 - *This will be reviewed through the building permit review process.*
- Shoreland-Wetland Zoning District Regulations.
 - *A portion of Outlots 1 and 3 and Lots 68 and 67 are within the shoreland district. Compliance with the shoreland-wetland regulations will be reviewed through the building permit review process.*
- Floodplain Zoning District Regulations.
 - *Lots 1-7, 46-47, 60, 66-68, Outlot 1, Outlot 3, and Mission Ridge right-of-way consist of floodplain. A portion of the final plat currently has a filling permit issued by Department of Public Works. The final plat identifies the anticipated flood fringe boundaries based on an anticipated amendment to the floodplain boundaries based on the current filling permit that will require future action by the Plan Commission.*

Compliance with the Appleton Subdivision Regulations: This subdivision complies with the Appleton Subdivision Regulations, except for the code sections listed below.

- Proposed lots that are 60 feet wide or greater and exceed a 2:1 depth-to-width ratio are, in practice, comparable in both overall size and depth to lots that are less than 60 feet wide and comply with the 2:1 ratio requirement. Therefore, such lots satisfy the intent of Section 17-26(g) of the Municipal Code, which is to ensure that lot configurations promote uniformity, orderly layout, and adequate accessibility. The intent of the regulation is satisfied, even if the technical lot width to depth ratio is exceeded.
- Subdivided lots shall have at least fifty (50) percent of the minimum required lot area, based upon the respective zoning district, at least two (2) feet above the elevation of the one hundred (100) year reoccurrence interval flood per Section 17-26(i)(1) of the Subdivision Ordinance.

Analysis: Portions of Lots 1-7, 46-47, 60, 66-68 are in floodfringe areas. Department of Public Works issued a filling permit to fill portions of these lots. This requirement will be reviewed and verified through the building permit review process for new home construction on the applicable lots.

Surrounding Zoning and Land Uses: The surrounding zoning and uses (north, south, east, and west) are generally residential in nature with a small portion being commercial.

North: Town of Grand Chute. The adjacent land uses to the north are residential and undeveloped land.

South: City of Appleton. R-1B Single-family, AG Agricultural District, and P-I Public Institutional. The adjacent land uses to the south are residential, undeveloped, and North Lightning Drive right-of-way.
Town of Grand Chute. The adjacent land use to the south is undeveloped land.

East: Town of Grand Chute. The adjacent land use to the east is undeveloped land.

West: City of Appleton. R-1B Single-family. The adjacent land use to the west is residential.

Comprehensive Plan - *Plan Appleton*: The Comprehensive Plan Map identifies the subject area as future Suburban Neighborhoods. The proposed development appears to be consistent with this future land use designation and 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 Trail Master Plan (2017), and amended in 2020, proposed network map identifies a proposed trail within TC Energy easement between Lots 6, 7, 65, 66, 67, and 68. However, Parks and Recreation staff are uncertain if TC Energy will authorize the City to construct a public trail within the gas line easement. The City will retain a 30' easement for future trail.

The Appleton Subdivision Regulations require parkland dedication or fee in lieu thereof for dwelling units proposed in a plat. As a result, the City will collect a park fee in the amount of \$1,100.00 per dwelling unit proposed within the Mission Ridge North subdivision from the landowner upon the issuance of a building permit pursuant to Section 17-29(f) of the Municipal Code.

Development Review Team (DRT) Report: This item appeared on the following development review team meeting agendas:

February 3, 2026

February 17, 2026

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 on February 26th, 2026.

FUTURE ACTIONS

An amendment to the Floodplain Zoning will be required to reflect the proposed filling of a portion of the flood fringe within the plat boundary.

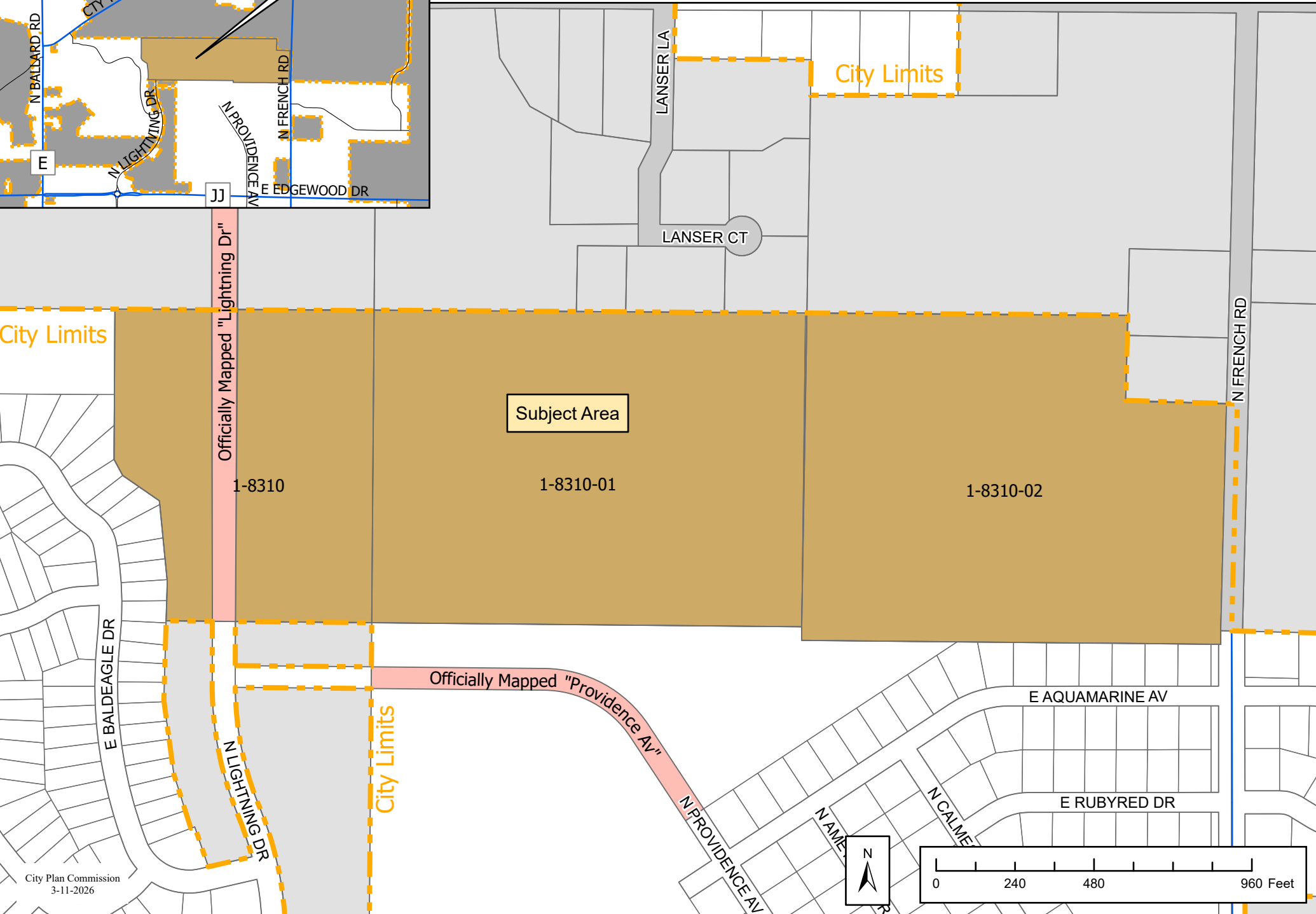
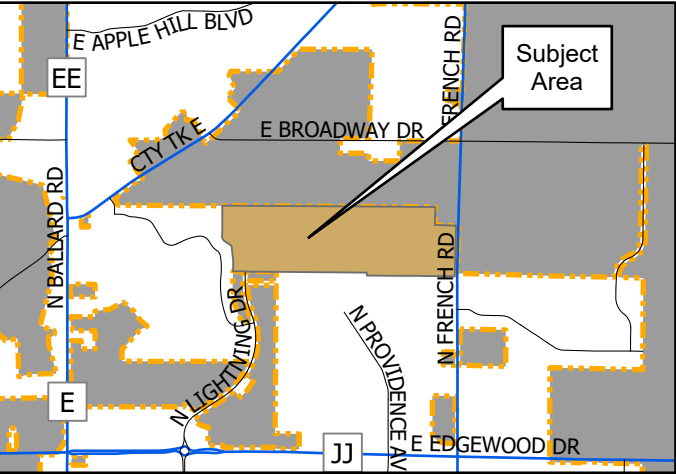
RECOMMENDATION

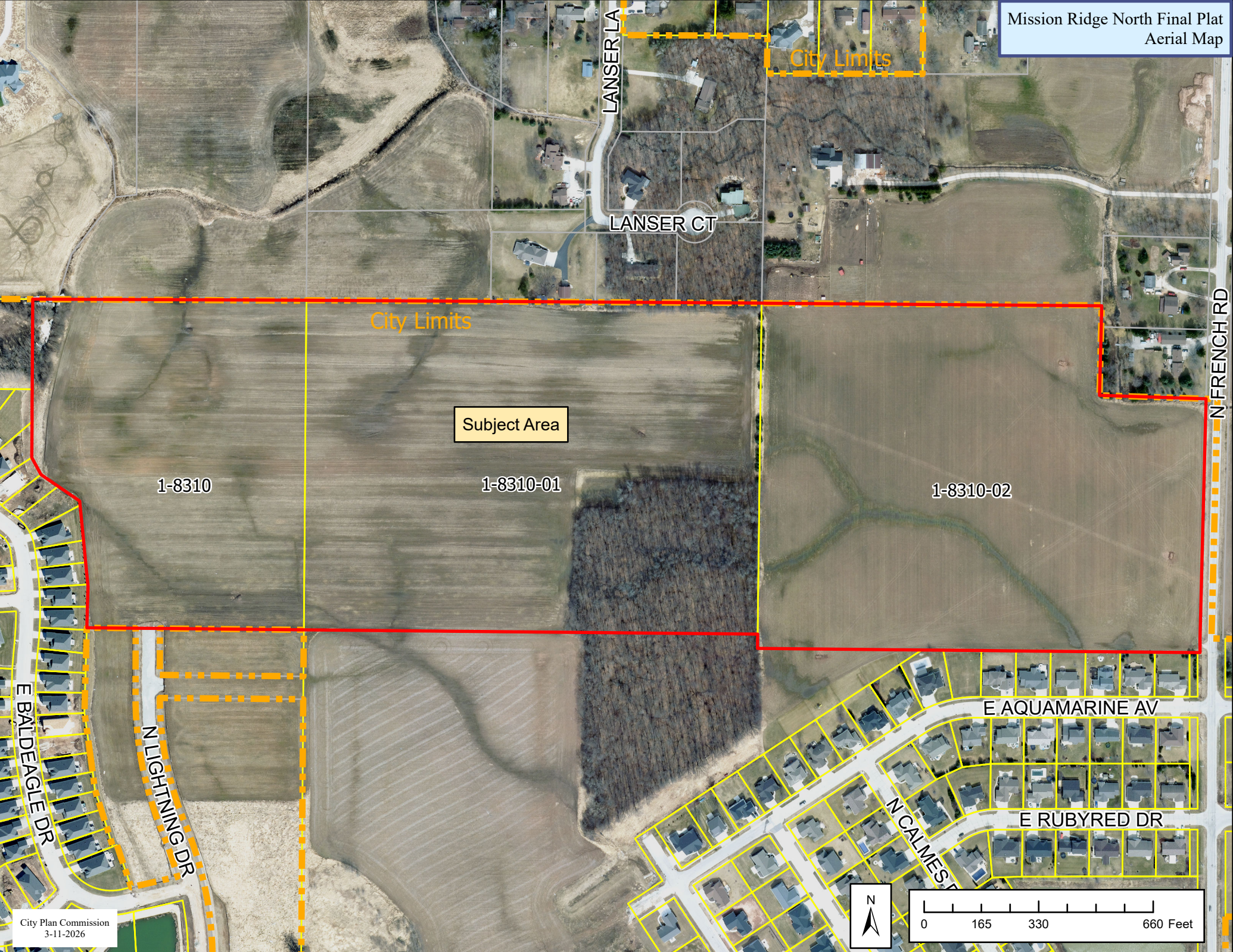
The Final Plat for Mission Ridge North, **BE APPROVED** subject to the following conditions and as shown on the attached maps:

1. The City will collect a park fee in the amount of \$1,100.00 per dwelling unit proposed within the Phase 1 of Mission Ridge North subdivision from the landowner upon the issuance of a building permit pursuant to Section 17-29(f) of the Municipal Code.
2. All proposed street names shall satisfy Section 16-36 of the Municipal Code, the City Street Name Policy and County 911 Service regulations. The final review of the proposed street name recommendations from the City and County GIS staff will occur prior to City signatures being affixed to the Final Plat.
3. The Final Plat comments and conditions, including but not limited to, the Final Plat, street names, drainage plan, engineering plans, traffic, stormwater & environmental, public trail design and grading provided by the Department of Public Works, Engineering Division,

Parks and Recreation Department, and Community Development Department dated February 26th, 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.

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 Mission Ridge North 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 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.





City Limits

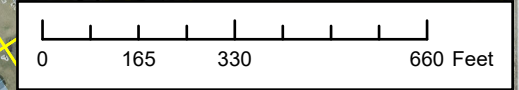
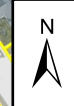
City Limits

Subject Area

1-8310

1-8310-01

1-8310-02

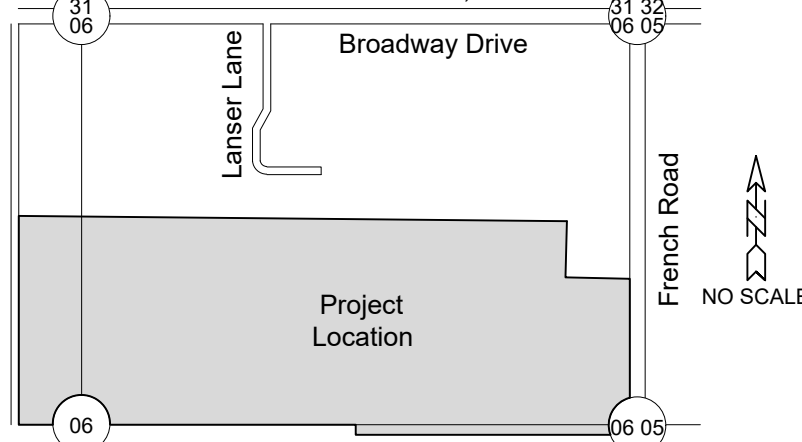


Mission Ridge North Subdivision

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, City of Appleton, Outagamie County, Wisconsin

LOCATION MAP

NE 1/4 SEC 6, T 21 N, R 18 E,
CITY OF APPLETON
OUTAGAMIE COUNTY, WI

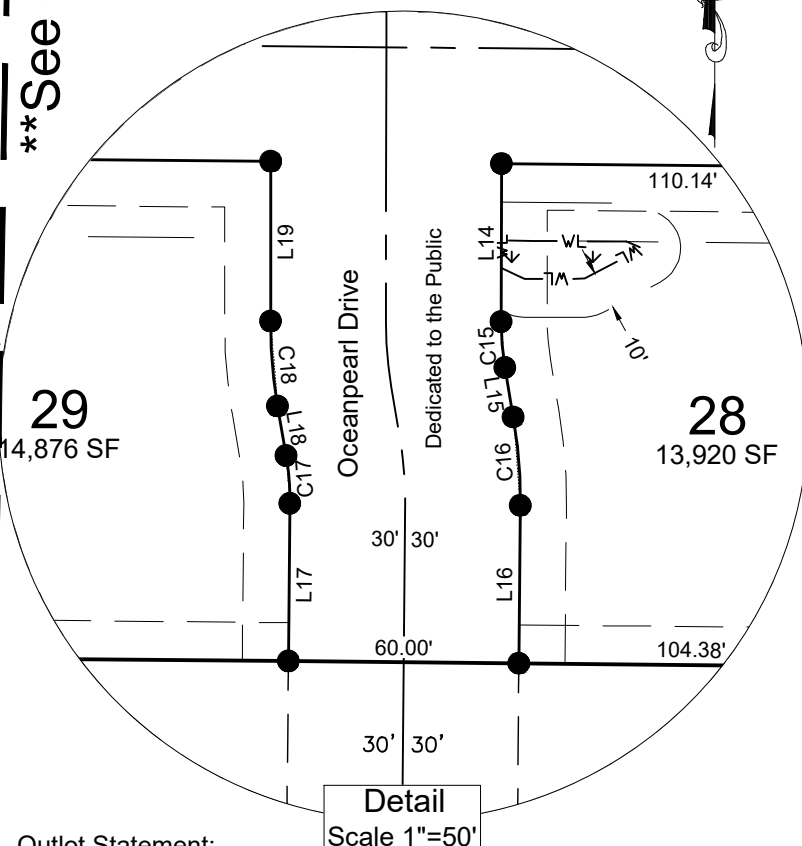


LEGEND

- 1/4" x 30" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- 3/4" x 24" Steel Rebar @ 1.50lbs/LF SET
- 1/2" Rebar Found
- 3/4" Rebar Found
- 1.3" OD Iron Pipe Found
- Government Corner Found
- Recorded As
- Lot Areas in Square Feet
- Lot Areas in Acres
- Delineated Wetlands & Protective Area based on City Code (10-30ft or 75ft) (Subject to change or to be removed with future permitting and exemption processes)
- No Access
- 20' Building Setback (Unless Noted)
- 12' Utility Easement (Unless Noted)
- Right-of-way Line
- Municipal Boundary
- Floodplain Boundary Line - Post Development

0' 50' 100'
Scale 1" = 50'

See Sheet 2 of 3



Outlot Statement:

Outlot 2 & 3: To be retained by DeWitt Development Partners, LLC for future development.

Access Restriction Clause:

As owner i hereby restrict Lots 1 and 68 in that no owner, possessor, user, licensee, nor other person shall have any right of direct vehicular ingress or egress with N French Road; I hereby also restrict Lots 34 and 35. In that no owner, possessor, user, licensee, nor other person shall have any right of direct vehicular ingress or egress with Lightning Drive; It is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in SECTION 236.293, Wisconsin statutes and shall be enforceable by the department or its assigns.

MONUMENT WAIVER

DUE TO EXTENSIVE GRADING TO PREPARE THE SITE FOR CONSTRUCTION, A WAIVER OF THE REQUIREMENTS OF §236.15 OF THE WISCONSIN STATUTES AND CHAPTER 17 OF THE APPLETON MUNICIPAL CODE RELATING TO THE PLACEMENT OF SURVEY MONUMENTS FOR THIS PLAT HAS BEEN APPROVED BY THE CITY OF APPLETON ON PURSUANT TO §17-3(E), APPLETON MUNICIPAL CODE, ALL MONUMENTS SHALL BE IN PLACE WITHIN ONE (1) YEAR OF THE GRANTING OF THE MONUMENT WAIVER.

Scott R. Andersen Date
Professional Land Surveyor
No. S-3169



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

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.
- Wetland: Wetland Delineation was conducted and completed by Davel Engineering in 2025. US Army Corps of Engineers Approved Jurisdictional Determination #MVP-2025-00309-CJB and Non-Federal Exemption File # EXE-NE-2025-45-03304 & EXE-NE-2025-45-02921 exist within the plat. Additional permits or exemptions will be required prior to building on lots 2-4, 7-8, 24-25, 28, 49-51 and Outlots 1-3 if wetlands will be impacted by the development of the lot.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

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: 8615Final1.dwg
Date: 02/02/2026
Drafted by: scott
Sheet: 1 of 3

80' 0' 80' 160' 240'
Scale 1" = 80'

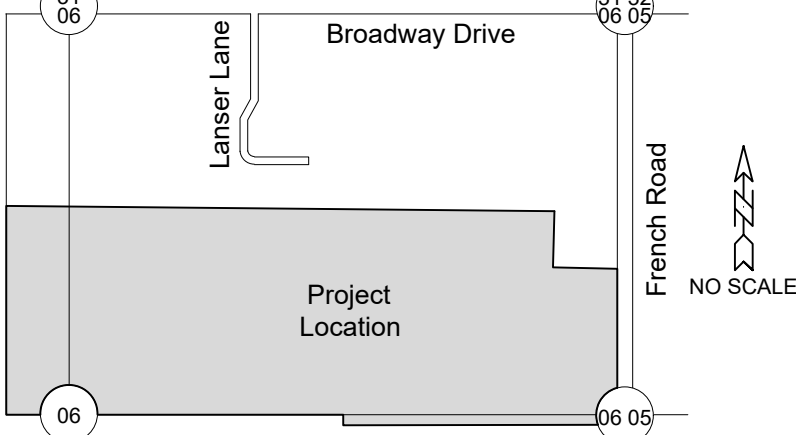
Bearings are referenced to the East line of the Northeast 1/4, Section 6, T21N, R18E, assumed to bear N01°26'43"E, base on the Outagamie County Coordinate System.

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, City of Appleton, Outagamie County, Wisconsin

LOCATION MAP

NE 1/4 SEC 6, T 21 N, R 18 E,
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OUTAGAMIE COUNTY, WI



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- Right-of-way Line
- Municipal Boundary
- Floodplain Boundary Line - Post Development

Outlot Statement:

Outlot 1: To be owned equally among all of the Lot owners within this plat and any of the future phases of Mission Ridge North. Outlot 1 is subject to a blanket easement across the entire lot and shall be granted to the City within the Drainage and Storm Sewer Easement Provisions on Sheet 3 of this plat.

Outlot 2 & 3: To be retained by DeWitt Development Partners, LLC for future development.

30' Trail Easement Statement:

Trail easement is granted to the City of Appleton for future trail per this Plat. Subject to pipeline ownership approval. If the City is not granted approval, the City shall release their easement rights.

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Floodplain Information

(Subject Site mapped in Multiple Zones per FIRM Map No. 55087C0328D with and effective date of July 22, 2010)
a) Mostly Mapped as "Zone X": Area determined to be outside the 0.2% annual chance floodplain.
b) Partially Mapped as "Zone AE": Area of Special Flood Hazard which is subject to flooding by the 1% annual chance flood (100 year flood).
c) Partially Mapped as "Floodway Area in Zone AE": The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights.

Proposed Floodplain Fill & Removal - Pending LOMR-F
**per proposed LOMR-F: A portion of Lots 1-5 and 66-68 will be within Floodplain Zone AE. PRIOR TO BUILDING ON SAID LOTS, VERIFY LOMR-F HAS BEEN APPROVED. These lots will be required to provide a minimum floor/opening elevation of 752.8' (NAVD 88).

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Notes:

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Certified _____, 20__

Department of Administration



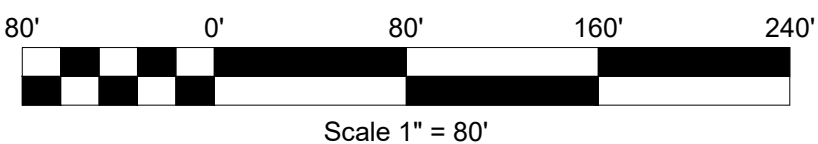
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Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
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See Sheet 1 of 3

Feb 02, 2026--3:19pm J:\Projects\8615dew\dwg\civil\8615Final1.dwg Printed by: scott



Bearings are referenced to the East line of the Northeast 1/4, Section 6, T21N, R18E, assumed to bear N01°26'43"E, base on the Outagamie County Coordinate System.

Scott R. Andersen
Professional Land Surveyor
No. S-3169

Date

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, City of Appleton, Outagamie County, Wisconsin.

Surveyor's Certificate

I, Scott R. Andersen, Professional Land Surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Appleton and Outagamie County, and under the direction of DeWitt Development Partners LLC, owners of said land, I have surveyed, divided and mapped Mission Ridge North Subdivision; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is located in 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, City of Appleton, Outagamie County, Wisconsin, containing 3,149,161 Sq Ft (72.2948 Ac) of land described as follows:

Beginning at the East 1/4 Corner of Section 06, Township 21 North, Range 18 East; thence S00°02'25"E along the east line of the Southeast 1/4 of said Section 06, 41.27 feet to the intersection of said east line with the east extension of the north line of Emerald Valley; thence N89°27'33"W along said extension line and along said north line, 1307.67 feet to the west line of the Northeast 1/4 of the Southeast 1/4 of said Section 06; thence N00°12'16"E along said west line, 41.27 feet to the south line of the Fractional Northeast 1/4 of said Section 06; thence N89°27'33"W along said south line, 1307.49 feet to the Center of said Section 06 as monumented; thence N89°27'19"W along the south line of the Fractional Northwest 1/4 of said Section 06, 625.06 feet to the east line of Apple Ridge 2; thence N01°36'33"E along said east line, 119.15 feet; thence N05°33'54"W along said east line, 247.09 feet; thence N55°27'06"W along said east line, 135.41 feet; thence N28°25'33"W along said east line, 55.45 feet; thence N00°20'17"E along said east line, 456.72 feet to the south line of Lot 1, Certified Survey Map No. 8359 and to the north line of the Southeast 1/4 of the Fractional Northwest 1/4 of said Section 06; thence S89°39'43"E along said south line of said Lot 1 and along said north line of said 1/4-1/4 and along the south line of Certified Survey Map No. 7511, 788.41 feet to the southeast corner of said Map No. 7511 and to the west line of the Southwest 1/4 of the Fractional Northeast 1/4 of said Section 06; thence N00°27'15"E along said east line of said Map No. 7511 and along said west line, 1.45 feet to the north line of the Southwest 1/4 of the Fractional Northeast 1/4 of said Section 06 as monumented and to the south line of Certified Survey Map No. 8122; thence S89°37'46"E along said north line as monumented and the south line of said Map No. 8122 and the south line of Certified Survey Map No. 6740 and the south line of Certified Survey Map No. 4280 and along the north line of the Southeast 1/4 of the Fractional Northeast 1/4 said Section 06 as monumented, 2291.51 feet to the west line of lands described in Doc. 1763227; thence S01°26'43"W along said west line and the west line of Lands Described in Doc. 799879, 259.41 feet to the south line of said Doc. 799879; thence S88°09'17"E along said south line, 340.00 feet to the east line of the Fractional Northeast 1/4 of said Section 06; thence S01°26'43"W along said east line, 689.84 feet to the Point Of Beginning. Described Lands are subject to easements and restrictions of record.

Given under my hand this _____ day of _____, 2026.

Scott R. Andersen, Wisconsin Professional Land Surveyor No. S-3169

Owner's Certificate of Dedication

DeWitt Development Partners, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, 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.

DeWitt Development Partners LLC, 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:

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

Dated this _____ day of _____, 20_____.

In the presence of: DeWitt Development Partners, LLC

Scott DeWitt, 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 _____

Consent of Corporate Mortgagee

Wolf River Community Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the herein described lands, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat of Mission Ridge North Subdivision, and does consent to the certificate of DeWitt Development Partners, LLC, owners of said lands.

IN WITNESS WHEREOF, the said Wolf River Community Bank, has caused these presents to be signed by it's

Authorized Financial Officers, at _____, Wisconsin and it's Corporate seal to be affixed hereon

this _____ day of _____, 20_____

Authorized Financial Officer _____ Print Name & Title _____ Date _____

Authorized Financial Officer _____ Print Name & Title _____ Date _____

State of Wisconsin)

_____)SS

_____ County)

Personally came before me on the _____ day of _____, 20_____, the above named Authorized Financial Officers of

Wolf River Community Bank, to me known to be the persons who executed the foregoing certificate and acknowledge the same.

_____ My Commission Expires _____

Notary Public, Wisconsin _____

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 and 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 Mission Ridge North Subdivision in the City of Appleton, Outagamie County, DeWitt Development Partners LLC, 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 _____

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

the property owner of record: Recording Information: Parcel Number(s):
DeWitt Development Partners LLC Doc. 2325356 & 2328230 311831002, 311831001 & 311831000

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	130.00'	N 70°56'23" W	82.58'	84.04'	37°02'19"	N 89°27'33" W	N 52°25'14" W
C2	130.00'	N 75°32'54" W	62.51'	63.13'	27°49'18"	N 89°27'33" W	N 61°38'15" W
C3	130.00'	N 57°01'44" W	20.89'	20.91'	9°13'01"	N 61°38'15" W	N 52°25'14" W
C4	130.00'	N 42°53'03" W	43.07'	43.27'	19°04'21"	N 52°25'14" W	N 33°20'53" W
C5	280.00'	S 16°12'48" E	164.99'	167.47'	34°16'09"	S 00°55'16" W	S 33°20'53" E
C6	280.00'	S 26°23'27" E	67.83'	68.00'	13°54'51"	S 19°26'02" E	S 33°20'53" E
C7	280.00'	S 10°41'09" E	85.17'	85.50'	17°29'45"	S 01°56'17" E	S 19°26'02" E
C8	280.00'	S 00°30'30" E	13.97'	13.97'	2°51'33"	S 00°55'16" W	S 01°56'17" E
C9	70.00'	N 44°18'45" W	99.40'	110.53'	90°27'59"	N 00°55'14" E	N 89°32'45" W
C10	130.00'	N 45°20'12" E	184.50'	205.13'	90°24'29"	S 89°27'33" E	N 00°07'58" E
C11	130.00'	N 10°26'51" E	46.55'	46.81'	20°37'46"	N 20°45'44" E	N 00°07'58" E
C12	130.00'	N 38°20'04" E	78.50'	79.74'	35°08'40"	N 55°54'24" E	N 20°45'44" E
C13	130.00'	N 70°43'49" E	66.52'	67.27'	29°38'49"	N 85°33'13" E	N 55°54'24" E
C14	130.00'	N 88°02'50" E	11.31'	11.32'	4°59'13"	S 89°27'33" E	N 85°33'13" E
C15	70.00'	S 04°45'44" E	11.95'	11.96'	9°47'24"	S 00°07'58" W	S 09°39'26" E
C16	130.00'	S 04°33'32" E	23.11'	23.14'	10°11'48"	S 09°39'26" E	S 00°32'22" W
C17	70.00'	S 04°33'32" E	12.44'	12.46'	10°11'48"	S 09°39'26" E	S 00°32'22" W
C18	130.00'	S 04°45'44" E	22.19'	22.21'	9°47'24"	S 00°07'58" W	S 09°39'26" E
C19	70.00'	N 45°20'12" E	99.35'	110.45'	90°24'29"	S 89°27'33" E	N 00°07'58" E
C20	130.00'	S 44°18'45" E	184.60'	205.26'	90°28'01"	S 89°32'45" E	S 00°55'16" W
C21	130.00'	S 05°17'59" E	28.17'	28.23'	12°26'28"	S 11°31'13" E	S 00°55'16" W
C22	130.00'	S 18°08'46" E	30.00'	30.07'	13°15'06"	S 24°46'19" E	S 11°31'13" E
C23	130.00'	S 41°23'58" E	74.40'	75.45'	33°15'20"	S 58°01'38" E	S 24°46'18" E
C24	130.00'	S 73°47'12" E	70.62'	71.51'	31°31'07"	S 89°32'45" E	S 58°01'38" E
C25	220.00'	S 16°12'48" E	129.63'	131.58'	34°16'09"	S 00°55'16" W	S 33°20'53" E
C26	220.00'	S 02°43'24" E	27.97'	27.99'	7°17'20"	S 00°55'16" W	S 06°22'04" E
C27	220.00'	S 19°51'28" E	102.64'	103.60'	26°58'49"	S 06°22'04" E	S 33°20'53" E
C28	70.00'	S 42°53'03" E	23.19'	23.30'	19°04'21"	S 33°20'53" E	S 52°25'14" E
C29	70.00'	S 70°56'23" E	44.47'	45.25'	37°02'19"	S 52°25'14" E	S 89°27'33" E

LINE TABLE		
Line	Bearing	Length
L1	S 00°02'25" E	41.27'
L2	N 00°12'16" E	41.27'
L3	N 01°36'33" E	119.15'
L4	N 28°25'33" W	55.45'
L5	N 00°02'25" W	41.38'
L6	N 33°20'53" W	90.78'
L7	S 56°39'07" W	110.00'
L8	N 56°39'07" E	110.00'
L9	S 33°20'53" E	41.69'
L10	N 00°55'16" E	110.17'

LINE TABLE		
Line	Bearing	Length
L11	N 00°55'16" E	112.20'
L12	N 00°55'16" E	120.00'
L13	N 00°55'16" E	150.00'
L14	S 00°07'58" W	41.17'
L15	S 09°39'26" E	13.07'
L16	S 00°32'22" W	41.08'
L17	S 00°32'22" W	41.08'
L18	S 09°39'26" E	13.07'
L19	S 00°07'58" W	41.60'
L20	N 00°07'58" E	130.00'

LINE TABLE		
Line	Bearing	Length
L21	N 89°27'33" W	70.00'
L22	N 00°07'58" E	103.20'
L23	S 00°07'58" W	103.29'
L24	N 00°07'58" E	103.68'
L25	N 00°07'58" E	103.77'
L26	N 89°32'45" W	57.74'
L27	N 00°55'16" E	138.62'
L28	N 00°55'16" E	138.70'
L29	S 00°32'27" W	150.00'
L30	N 00°07'58" E	103.00'

LINE TABLE		
Line	Bearing	Length
L31	N 00°07'58" E	103.48'
L32	N 00°07'58" E	103.97'
L33	N 00°27'15" E	137.64'
L34	N 00°27'15" E	137.91'
L35	N 00°55'16" E	138.46'

Utility Easement Provisions

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

DeWitt Development Partners LLC, 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.

DeWitt Development Partners, LLC

Scott DeWitt, Managing Member _____ Date _____

Drainage and Storm Sewer Easement Provisions

An easement for Drainage and Storm Sewer Easement Provisions is hereby granted by:

DeWitt Development Partners, LLC, 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, Water Main and Storm Sewer Easement 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, Water Main 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: Grantee or its agents shall have the right to enter the grantor's land for the purpose of exercising its rights in the easement area.
- 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, Water Main 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 Combined Drainage & Landscape Easements that interferes with the drainage as designed on the approved drainage plan for Mission Ridge North Subdivision.
- 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 any improvements or 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 storm sewer, drainage and associated appurtenances. It is further agreed that after maintaining, repairing, replacing or relocating of said 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 maintenance, repair, replacement or relocation of said 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 "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.

DeWitt Development Partners LLC

Scott DeWitt, Managing Member _____ Date _____

Additional Notes:

Per City of Appleton Subdivision Code (Chapter 17) Section 20-312(g):

- The following requirements shall be met unless determined exempt and permitted:
 - Impervious surfaces shall be kept out of the protective area entirely or to the maximum extent practicable. The stormwater management plan shall contain a written site-specific explanation for any parts of the protective area that are disturbed during construction.
 - Where land disturbing construction activity occurs within a protective area, and where no impervious surface is present, adequate sod or self-sustaining native vegetative cover of seventy percent (70%) or greater shall be established and maintained. The self-sustaining vegetative cover shall be sufficient to provide for bank stability, maintenance of fish habitat and filtering of pollutants from upslope overland flow areas under sheet flow conditions. Nonvegetative materials, such as rock riprap, may be employed on the bank as necessary to prevent erosion, such as on steep slopes or where high velocity flows occur.
 - Stormwater management practices such as filter strips, treatment swales, or wet detention basins, that are designed to control pollutants from nonpoint sources may be located in the protective area.
- Protective areas do not apply to:
 - Post-construction sites, including transportation facilities, from which runoff does not enter the surface water, including wetlands, without first being treated by a storm water management practice that has been approved by the City of Appleton, except to the extent that vegetative ground cover is necessary to maintain bank stability.

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: 8615Final1.dwg
Date: 02/02/2026
Drafted By: scott
Sheet: 3 of 3



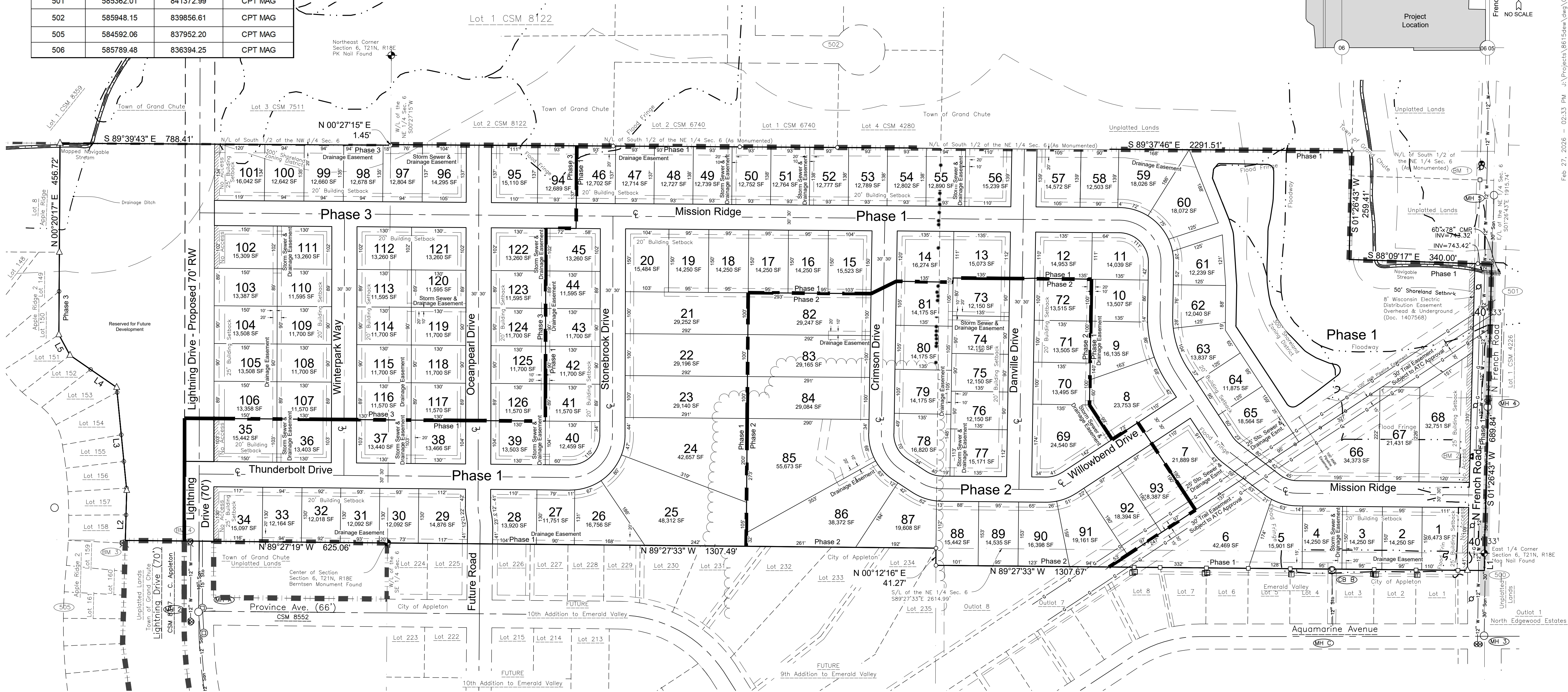
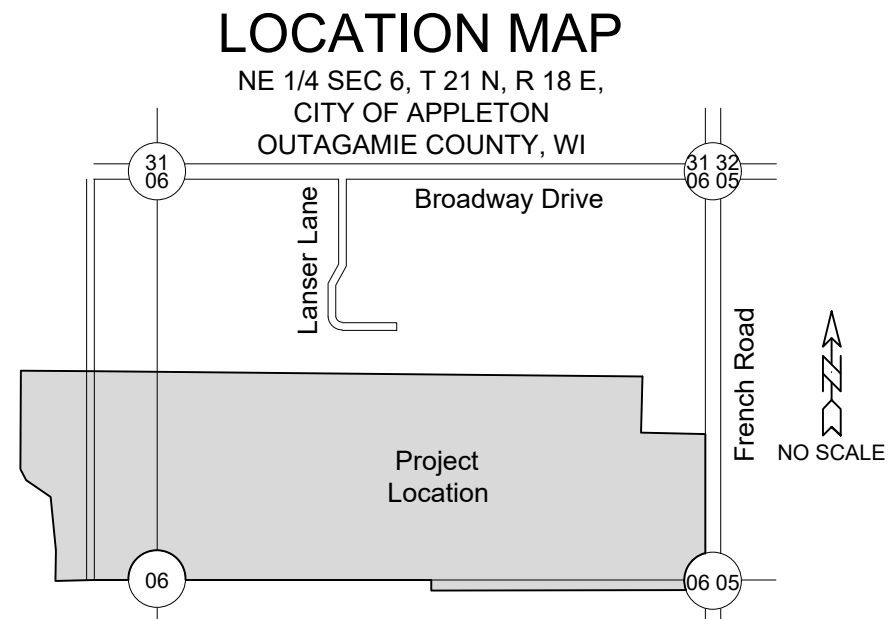
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1866
www.davel.pro

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, City of Appleton, Outagamie County, Wisconsin

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



LEGEND	
CATV	Underground Cable TV
FO	Overhead Fiber Optic
OH	Overhead Utility Lines
San	Sanitary Sewer (Pipe Size)
Sto	Storm Sewer (Pipe Size)
E	Underground Electric
G	Underground Gas Line
T	Underground Telephone
W	Water Main (Pipe Size)
Fence - Steel	
Fence - Wood	
Fence - Barbed Wire	
Treeline	
Index Contour - Existing	
Intermediate Contour - Existing	
Delineated Wetlands	
Sanitary MH / Tank / Base	
Clean Out / Pull Box	
Storm Manhole	
Inlet	
Catch Basin / Yard Drain	
Water MH / Well	
Curb Stop	
Hydrant	
Utility Valve	
Utility Meter	
Utility Pole	
Benchmark	
Light Pole / Signal	
Guy Wire	
Electric Pedestal	
Electric Transformer	
Telephone Pedestal	
Telephone Manhole	
Ex Spot Elevation	
CATV Pedestal	
Gas Regulator	
Sign	
Post / Guard Post	
Large Rock	
Deciduous Tree	
Coniferous Tree	
Bush / Hedge	
Stump	
Soil Boring	
Asphalt Pavement	
Concrete Pavement	
Gravel	
1/4\" Rebar Found	
1\" Iron Pipe Found	
Municipal Boundary	
Phase Line	

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

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

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'

