CITY OF
APPLETON

MEMORANDUM

Date: July 23, 2025
To: Plan Commission
From: Lindsey Smith, Principal Planner
Subject: Preliminary Plat – Mission Ridge North

GENERAL INFORMATION

Owner/Applicant: Dewitt Development Partners LLC, Scott Dewitt

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

Petitioner's Request: The owner/applicant is proposing to subdivide the property into 126 lots and 5 outlots.

Plan Commission Meeting Date: July 23, 2025

Common Council Meeting Date: August 6, 2025

BACKGROUND

May 28th, 2025 – The subject parcels were annexed into the City of Appleton.

June 23rd, 2025 – The subject parcels were rezoned from AG, Agricultural District to R-2, Two Family District.

STAFF ANALYSIS

Purpose: The purpose of a preliminary plat is to allow a preliminary review of a proposed subdivision layout before a final plat is submitted for review and approval by the City. The preliminary plat allows the City to provide early feedback to the owner/developer on the proposed layout of the subdivision and check for consistency with zoning regulations, Comprehensive Plan, Comprehensive Outdoor Recreation Plan, Trails Master Plan, Street Design Guide, policies, stormwater management and infrastructure requirements. The preliminary plat is not intended to be the final recordable map as changes may be needed based upon staff review comments.

Proposed Conditions: Mission Ridge North Plat consists of 72.29 acres and will be divided into 126 proposed residential lots.

Zoning Ordinance Review Criteria: R-2 Two-Family District lot development standards (Section 23-95, Chapter 23 Zoning Code) are as follows:

- Minimum lot area: Nine thousand (9,000) square feet.

    - *The proposed average lot size within this development is 16,057 square feet. All lots exceed the minimum lot area requirement*.

- Minimum lot width: Seventy (70) feet.

    - *All 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 Preliminary 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.*

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: Lots 1-8, Outlots 4 are located in floodfringe areas and will be removed from floodplain by filling. This requirement and placement of fill will be reviewed and verified through the building permit review process for new home construction on the applicable lots.

- It appears, Outlot 2 does not satisfy the minimum 7,000 square foot lot size requirement of the R-2 Zoning District. Outlot 1 and 2 does not comply with Section 17-26(f) requiring corner lots to be sufficient width to provide usable rear yard. Prior to Final Plat approval, Outlot 1 and 2 shall comply with Section 17--3(c)(6), 23-95(g),and 17-26(f) of the Municipal Code or add a note on the plat specifying, “the lot is not buildable at this time as it does not meet the requirements per the Appleton Municipal Code.”

Street Names and Prefixes: All roads shall meet Section 16-36 of the Municipal Code, the Street Name Policy, and Outagamie County 911 Service regulations. The final review of street names will occur at the Final Plat Review stage.

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 future 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.

Appleton Comprehensive Plan 2010-2030: Community Development staff has reviewed this proposed subdivision and determined it is consistent with the One and Two-Family Residential use shown on the City's 2010-2030 Comprehensive Plan Future Land Use Map. Listed below are related excerpts from the *City's Comprehensive Plan 2010-2030*.

Goal 1 – Community Growth
Appleton will continue to provide opportunities for residential, commercial, and industrial growth, including appropriate redevelopment sites within the downtown and existing neighborhoods, and greenfield development sites at the City's edge.

Goal 3 – Housing Quality, Variety, and Affordability
Appleton will provide a variety of rental and ownership housing choices in a range of prices affordable to community residents, and ensure that existing housing is adequately maintained in terms of physical quality and market viability.

OBJECTIVE 5.3 Housing and Neighborhoods:
Provide a range of housing options that meet the needs and appeal to all segments of the community and allows residents to age in place.

Policy 5.3.3 Plan for a supply of developable land suitable for residential development.

OBJECTIVE 10.1 Land Use:
Provide an adequate supply of suitable land meeting the demand for development of various land uses.

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 Outlot 3. 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 recommends a 30' easement being shown for future trail rather than dedication of Outlot 3.

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 internal staff meeting agendas:

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.

FUTURE ACTIONS

An approved Preliminary Plat shall be deemed an expression of approval or conditional approval of the plat layout and used as a guide in the preparation of the Final Plat which will be subject to further consideration by the Plan Commission and Common Council.

The Final Plat materials shall be submitted within 36 months of last required approving authority of the Preliminary Plat, pursuant to Section 17-6(d) of the Municipal Code. If the Final Plat materials for all of Mission Ridge North Preliminary Plat are not submitted within the 36-month timeframe, the developer is required to recommence the procedure for Preliminary Plat approval per Section 17-6(d).

RECOMMENDATION

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

1. The Preliminary Plat comments and conditions including but not limited to preliminary plat data, engineering feasibility plan – sanitary sewer, water, storm sewer, traffic, streets and intersections, stormwater & environmental – City Stormwater Permit/Stormwater Management Plan, hydrologic and hydraulic modeling, floodplain, provided by the Department of Public Works, Engineering Division, Parks and Recreation Department, Community Development Department and the Appleton Fire Department dated July 16, 2025 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.

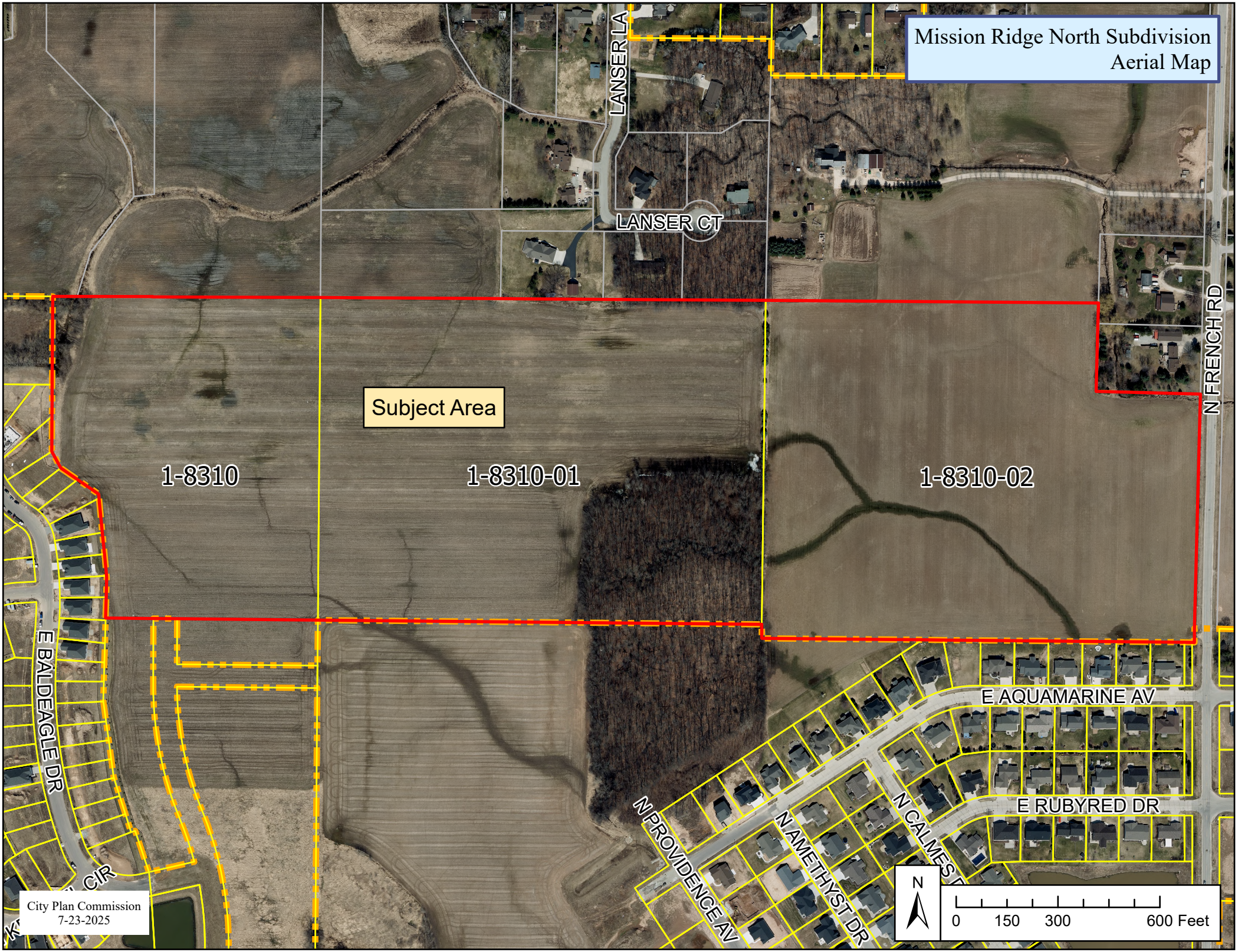
2. The Erosion & Sediment Control Plan shall be approved for each phase of the development by the Erosion Control Inspector prior to construction.

3. 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.

4. 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.

5. All approvals and permits for development must be obtained from all appropriate regulatory agencies prior to construction.

6. The owner/applicant shall submit to the City the Final Plat within 36 months after the last required approval of the Preliminary Plat. If the Final Plat is not submitted within said 36 months, the City (and any other approving authority) may refuse to approve the Final Plat and shall recommence the procedure for Preliminary Plat approval or may extend the time for submission of the Final Plat.


Mission Ridge North Subdivision
Aerial Map
LANSER LA
LANSER CT
N FRENCH RD
Subject Area
1-8310
1-8310-01
1-8310-02
E BALDEAGLE DR
E AQUAMARINE AV
E RUBYRED DR
N PROVIDENCE AV
N AMETHYST DR
N
0
150
300
600 Feet
City Plan Commission
7-23-2025

Preliminary Plat of

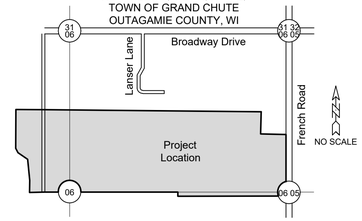
Mission Ridge North Subdivision

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

80 0 80 160 240

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 S-3169 WISCONSIN LAND SURVEYOR
06/11/2025 4:20:34 PM scott@davel.pro

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

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Utility Lines
- Utility Guy Wire
- Sanitary Sewer (Pipe Size)
- Storm Sewer (Pipe Size)
- Underground Electric
- Underground Gas Line
- Underground Telephone
- 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
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Electric Manhole
- Telephone Pedestal
- Telephone Manhole
- +799.9 Ex Spot Elevation
- CATV Pedestal
- Gas Regulator
- Sign
- Post / Guard Post
- Large Rock
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- 1¼" Rebar Found
- 1" Iron Pipe Found

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
Ph: 920-991-1666 Fax: 920-441-0804
www.davel.pro

Jun 11, 2025 – 04:20 PM J:\Projects\8615dev\dwg\Civil 3D\8615Plat.dwg Printed by: scott

PRELIMINARY PLAT

Mission Ridge North Subdivision
Town of Grand Chute, Outagamie County, WI
For: DeWitt Development LLC

Date: 06/11/2025
Filename: 8615Plat.dwg
Author: SRA
Last Saved by: scott
Page 1 of 2

Preliminary Plat of

Mission Ridge North Subdivision

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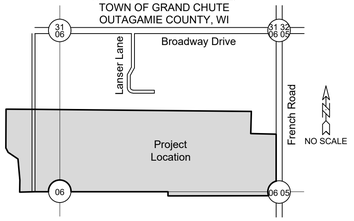
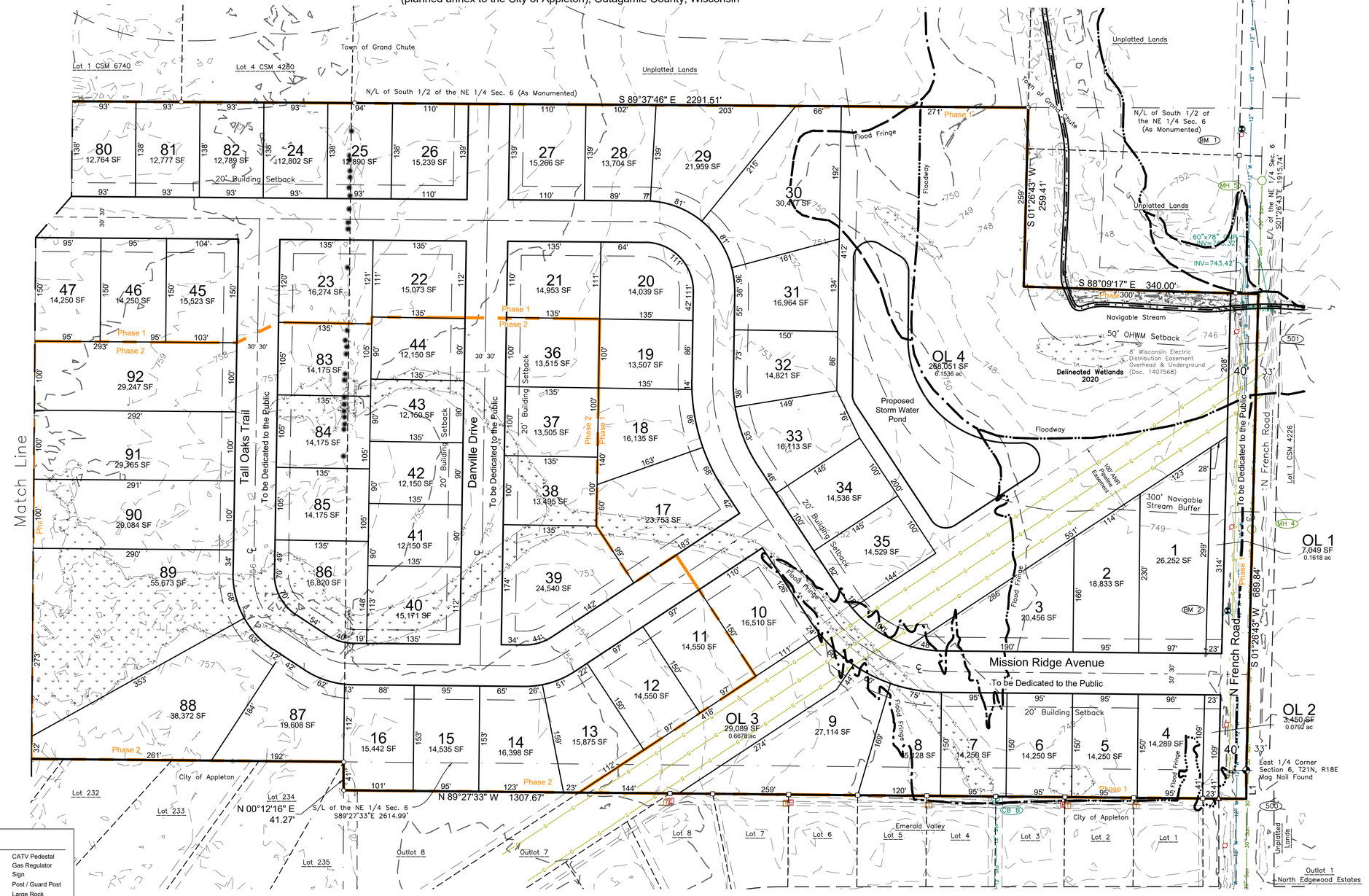
LOCATION MAP

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





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WISCONSIN SCOTT R ANDERSEN S-3169 DAVEL WI LAND SURVEYOR 06/11/2025 3:15:58 PM scott@davel.pro

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

LEGEND

- Underground Cable TV
- Underground Fiber Optic
- Overhead Utility Lines
- Utility Guy Wire
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- Hydrant
- Utility Valve
- Utility Meter
- Utility Pole
- Light Pole / Signal
- Guy Wire
- Electric Pedestal
- Electric Transformer
- Electric Manhole
- Telephone Pedestal
- Telephone Manhole
- +799.9 Ex Spot Elevation
- CATV Pedestal
- Gas Regulator
- Sign
- Post / Guard Post
- Large Rock
- Deciduous Tree
- Coniferous Tree
- Bush / Hedge
- Stump
- Soil Boring
- Benchmark
- Asphalt Pavement
- Concrete Pavement
- Gravel
- 1½" Rebar Found
- 1" Iron Pipe Found

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