



CITY OF APPLETON

MEMORANDUM

Date: July 8, 2026
To: City Plan Commission
From: Colin Kafka, Principal Planner
Subject: Extraterritorial Final Plat – Foxport – Town of Grand Chute

GENERAL INFORMATION

Owner: Town of Grand Chute, c/o Mike Patza

Applicant: JT Engineering, c/o Brett Karns (owner's agent)

Parcel Numbers: 101032901

Petitioner's Request: The owner/applicant is proposing to subdivide the 8.857acre parcel into 22 lots and one outlot in the Town of Grand Chute. The parcel is within the City's extraterritorial plat approval jurisdiction.

Plan Commission Meeting Date: July 8, 2026

Common Council Meeting Date: July 15, 2026

BACKGROUND

The subject area is within the City's extraterritorial plat approval jurisdiction, which includes the unincorporated area within three miles of the City, as described in the Subdivision Ordinance. The Extraterritorial Preliminary Plat for Foxport was approved by the Plan Commission on February 25, 2026 and by the Common Council on March 4, 2026. The Final Plat must also be reviewed and approved by the Town of Grand Chute and Outagamie County.

STAFF ANALYSIS

Existing Conditions: Parcel #101032901 is currently undeveloped and is situated west of N. White Hawk Drive and north of W. Grand Chute Boulevard. According to the final plat map, a portion of the west side of the parcel is within a regulatory floodway.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the Town of Grand Chute, and the nearby uses are generally residential and institutional in nature. The surrounding zoning is the Town's RSF – Single-Family Residential District, CP – Planned Commercial District, and PDD – Planned Development District.

Plan Appleton: Community Development staff has reviewed *Plan Appleton* and determined this proposed subdivision is outside the City's future growth area.

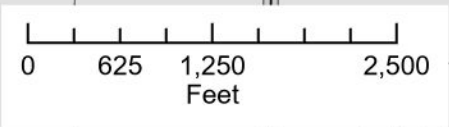
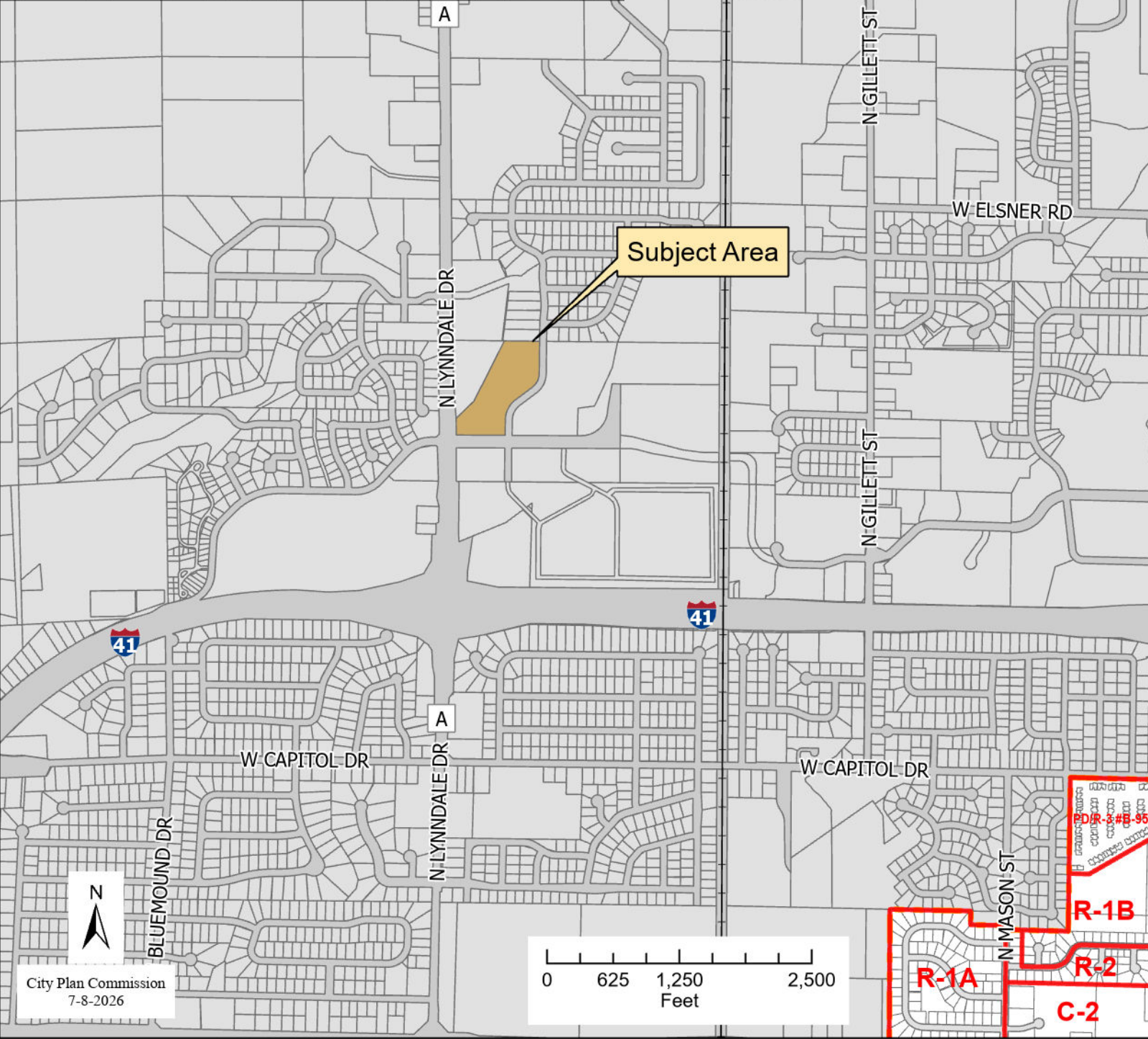
Review Criteria: Community Development staff has reviewed the Extraterritorial Final Plat in accordance with the City of Appleton Subdivision Ordinance, as well as Zoning Ordinance requirements for single-family residential developments. The average size of the proposed lots is 6,000 square feet. Typical lot dimensions are 55 feet by 100 feet. The lot sizes and lot widths for the proposed lots in this Town of Grand Chute subdivision are similar to R-1A and R-1B Single-Family District minimums required by City of Appleton Zoning Ordinance.

Development Review Team (DRT) Report: This item appeared on the June 16, 2026 Development Review Team agenda. Comments were received from participating departments and provided to the engineer. The engineer addressed all comments in a final submittal.

RECOMMENDATION

Based on the above, staff recommends that the Extraterritorial Final Plat – Foxport located in the Town of Grand Chute, as shown on the attached maps, **BE APPROVED**.

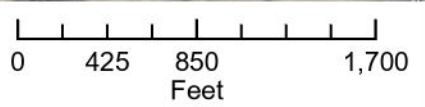
Extraterritorial Final Plat
Foxport - Town of Grand Chute
Vicinity Map



Extraterritorial Final Plat
Foxport - Town of Grand Chute
Aerial Map



Subject Area



There are no objects 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____

LEGEND

- (D.T.T.P.) DEDICATED TO THE PUBLIC
- OHWM ORDINARY HIGH WATER MARK
- R/W RIGHT-OF-WAY
- 1-1/4" x 18" STEEL REBAR (WEIGHT 4.30 POUNDS PER LINEAL FOOT) SET
- EXISTING 1" I.D. IRON PIPE FOUND
- SECTION CORNER (AS NOTED)
- ALL OTHER LOT CORNERS ARE MARKED WITH A 3/4" x 18" STEEL REBAR WEIGHING 1.50 POUNDS PER LINEAL FOOT
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT
- BEARINGS AND DISTANCES SHOWN IN (PARENTHESES) ARE AS RECORDED FROM CSM 4941 (V. 28 CERTIFIED SURVEY MAPS DOCUMENT NO. 1637094, OUTAGAMIE COUNTY RECORDS)
- SPOT ELEVATION AS COLLECTED ON 07/01/2025
- ESA LINE
- CROSS SECTION AS SHOWN ON FEMA MAP 55087C0312E
- EDGE OF WATER AS COLLECTED ON 07/01/2025
- EXISTING EASEMENT
- EXISTING UTILITY EASEMENT
- EXISTING ROAD RIGHT-OF-WAY
- SUBJECT PARCEL BOUNDARY
- PROPERTY LINE
- SECTION SIXTEENTH LINE
- SECTION LINE
- RESTRICTED ACCESS
- WETLAND AS DELINEATED PREPARED ON DECEMBER 12, 2023 BY STACY JEPSON (PWS, CST), CEDAR CORPORATION, PROJECT No. G06190-0009.
- PROPOSED 12' UTILITY EASEMENT
- BUILDING SETBACK LINE
- 25' - FRONT (FOXPORT DRIVE)
- 15' - FRONT (N. WHITE HAWK DRIVE)
- CORNER
- REAR
- SIDE

APPROVING/OBJECTING AGENCIES

TOWN OF GRAND CHUTE
OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT
DEPARTMENT OF ADMINISTRATION
CITY OF APPLETON

OWNER

TOWN OF GRAND CHUTE
1900 W GRAND CHUTE BL
APPLETON, WI 54913-9613

DEVELOPER

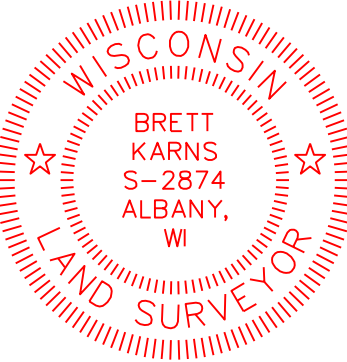
TYCORE BUILT LLC
PH. (920) 617.9155
445 CARDINAL LN STE 102
GREEN BAY, WI 54313

TAX PARCEL

EXISTING OUTAGAMIE COUNTY TAX PARCEL
101032901

ZONING INFORMATION

CURRENT - PLANNED DEVELOPMENT DISTRICT (PDD)
PROPOSED - SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL



BEARINGS AND DISTANCES ON THIS MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM (WISCRS, OUTAGAMIE COUNTY), WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER MEASURED TO BEAR S89°31'10"E. ELEVATIONS ARE REFERENCED TO NAVD 88 (2012)

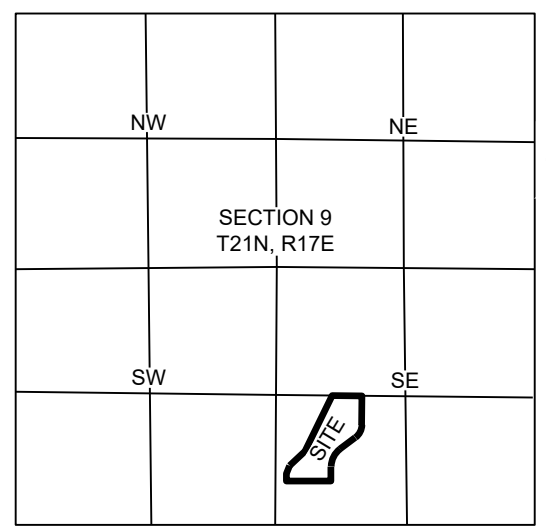
SCALE 1" = 50' AT FULL SIZE (22"x30")

FOXPORT SUBDIVISION

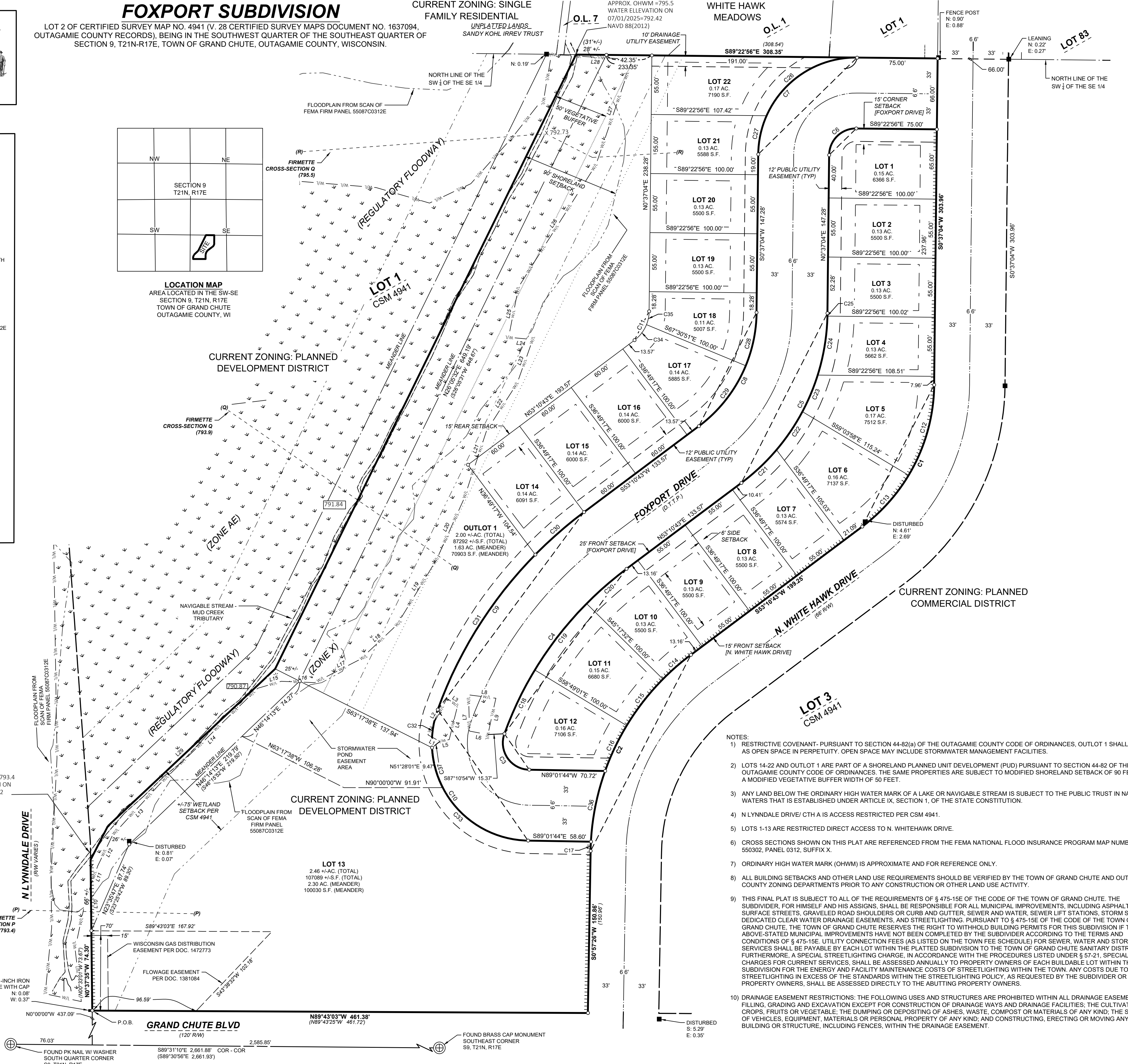
LOT 2 OF CERTIFIED SURVEY MAP NO. 4941 (V. 28 CERTIFIED SURVEY MAPS DOCUMENT NO. 1637094, OUTAGAMIE COUNTY RECORDS), BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T21N-R17E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

CURRENT ZONING: SINGLE FAMILY RESIDENTIAL

WHITE HAWK MEADOWS



LOCATION MAP
AREA LOCATED IN THE SW-SE SECTION 9, T21N, R17E TOWN OF GRAND CHUTE OUTAGAMIE COUNTY, WI



- NOTES:
- RESTRICTIVE COVENANT, PURSUANT TO SECTION 44-82(a) OF THE OUTAGAMIE COUNTY CODE OF ORDINANCES, OUTLOT 1 SHALL REMAIN AS OPEN SPACE IN PERPETUITY. OPEN SPACE MAY INCLUDE STORMWATER MANAGEMENT FACILITIES.
 - LOTS 14-22 AND OUTLOT 1 ARE PART OF A SHORELAND PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO SECTION 44-82 OF THE OUTAGAMIE COUNTY CODE OF ORDINANCES. THE SAME PROPERTIES ARE SUBJECT TO MODIFIED SHORELAND SETBACK OF 90 FEET AND A MODIFIED VEGETATIVE BUFFER WIDTH OF 50 FEET.
 - ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
 - N LYNDALE DRIVE/ CTH A IS ACCESS RESTRICTED PER CSM 4941.
 - LOTS 1-13 ARE RESTRICTED DIRECT ACCESS TO N. WHITEHAWK DRIVE.
 - CROSS SECTIONS SHOWN ON THIS PLAT ARE REFERENCED FROM THE FEMA NATIONAL FLOOD INSURANCE PROGRAM MAP NUMBER 550302, PANEL 0312, SUFFIX X.
 - ORDINARY HIGH WATER MARK (OHWM) IS APPROXIMATE AND FOR REFERENCE ONLY.
 - ALL BUILDING SETBACKS AND OTHER LAND USE REQUIREMENTS SHOULD BE VERIFIED BY THE TOWN OF GRAND CHUTE AND OUTAGAMIE COUNTY ZONING DEPARTMENTS PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY.
 - THIS FINAL PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF § 475-15E OF THE CODE OF THE TOWN OF GRAND CHUTE. THE SUBDIVIDER, FOR HIMSELF AND HIS ASSIGNS, SHALL BE RESPONSIBLE FOR ALL MUNICIPAL IMPROVEMENTS, INCLUDING ASPHALT SURFACE STREETS, GRAVELED ROAD SHOULDERS OR CURB AND GUTTER, SEWER AND WATER, SEWER LIFT STATIONS, STORM SEWERS, DEDICATED CLEAR WATER DRAINAGE EASEMENTS, AND STREETLIGHTING. PURSUANT TO § 475-15E OF THE CODE OF THE TOWN OF GRAND CHUTE, THE TOWN OF GRAND CHUTE RESERVES THE RIGHT TO WITHHOLD BUILDING PERMITS FOR THIS SUBDIVISION IF THE ABOVE-STATED MUNICIPAL IMPROVEMENTS HAVE NOT BEEN COMPLETED BY THE SUBDIVIDER ACCORDING TO THE TERMS AND CONDITIONS OF § 475-15E. UTILITY CONNECTION FEES (AS LISTED ON THE TOWN FEE SCHEDULE) FOR SEWER, WATER AND STORM SERVICES SHALL BE PAYABLE BY EACH LOT WITHIN THE PLATTED SUBDIVISION TO THE TOWN OF GRAND CHUTE SANITARY DISTRICTS. FURTHERMORE, A SPECIAL STREETLIGHTING CHARGE, IN ACCORDANCE WITH THE PROCEDURES LISTED UNDER § 57-21, SPECIAL CHARGES FOR CURRENT SERVICES, SHALL BE ASSESSED ANNUALLY TO PROPERTY OWNERS OF EACH BUILDABLE LOT WITHIN THE SUBDIVISION FOR THE ENERGY AND FACILITY MAINTENANCE COSTS OF STREETLIGHTING WITHIN THE TOWN. ANY COSTS DUE TO STREETLIGHTING IN EXCESS OF THE STANDARDS WITHIN THE STREETLIGHTING POLICY, AS REQUESTED BY THE SUBDIVIDER OR PROPERTY OWNERS, SHALL BE ASSESSED DIRECTLY TO THE ABUTTING PROPERTY OWNERS.
 - DRAINAGE EASEMENT RESTRICTIONS: THE FOLLOWING USES AND STRUCTURES ARE PROHIBITED WITHIN ALL DRAINAGE EASEMENTS: FILLING, GRADING AND EXCAVATION EXCEPT FOR CONSTRUCTION OF DRAINAGE WAYS AND DRAINAGE FACILITIES; THE CULTIVATION OF CROPS, FRUITS OR VEGETABLE; THE DUMPING OR DEPOSITING OF ASHES, WASTE, COMPOST OR MATERIALS OF ANY KIND; THE STORAGE OF VEHICLES, EQUIPMENT, MATERIALS OR PERSONAL PROPERTY OF ANY KIND; AND CONSTRUCTING, ERECTING OR MOVING ANY BUILDING OR STRUCTURE, INCLUDING FENCES, WITHIN THE DRAINAGE EASEMENT.



SURVEY PREPARED BY:

FOXPORT SUBDIVISION

TYCORE BUILT



SURVEY PREPARED FOR:

TYCORE BUILT
445 CARDINAL LN, STE. 102
GREEN BAY, WI 54313

DRAWN BY: BCK

CHECKED BY: JRC

JT NUMBER: 250089

DATE: APRIL 30, 2026
JUNE 26, 2026 REV 2

SHEET:

FOXPORT SUBDIVISION

LOT 2 OF CERTIFIED SURVEY MAP NO. 4941 (V. 28 CERTIFIED SURVEY MAPS DOCUMENT NO. 1637094, OUTAGAMIE COUNTY RECORDS), BEING IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, T21N-R17E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

CERTIFICATE

I, BRETT C. KARNIS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN STATUTES, AND THE SUBDIVISION REGULATIONS OF THE TOWN OF GRAND CHUTE AND OUTAGAMIE COUNTY AND UNDER THE DIRECTION OF THE OWNERS LISTED HEREON, I HAVE SURVEYED, DIVIDED, AND MAPPED "FOXPORT SUBDIVISION" AND THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND IS ALL OF LOT 2 OF CERTIFIED SURVEY MAP 4941, RECORDED AS DOC. NO. 1637094, OUTAGAMIE COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, T21N, R17E, TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.

THIS PARCEL CONTAINS:

- 362,326 SQUARE FEET / 8.318 ACRES TO THE MEANDER LINE
- 385,772 SQUARE FEET / 8.856 ACRES TOTAL

ROAD DEDICATION CONTAINS 65,096 SQUARE FEET / 1.494 ACRES, MORE OR LESS. PARCELS ARE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

BRETT C. KARNIS, PLS S-2874

DATED THIS _____ DAY OF _____, 20____



OWNER'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON "FOXPORT SUBDIVISION" TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. THE PROPERTY WAS ORIGINALLY ACQUIRED BY THE TOWN OF GRAND CHUTE PER WARRANTY DEED DOCUMENT NUMBER 1308886. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 AND S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT, CITY OF APPLETON, AND THE DEPARTMENT OF ADMINISTRATION.

TOWN OF GRAND CHUTE

PERSONALLY CAME BEFORE ME ON THIS _____ DAY OF _____, 20____ THE ABOVE NAMED OWNER, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

_____ COUNTY, _____

STATE OF WISCONSIN]

] SS

COUNTY OF _____]

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS IS HEREBY GRANTED BY

TOWN OF GRAND CHUTE, GRANTOR TO:

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATION DOING BUSINESS AS WE ENERGIES, GRANTEE, AT&T, GRANTEE, TIME WARNER CABLE, GRANTEE

GRANTEES, 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 FOR SUCH PURPOSES AS THE SAME IS NOW AND MAY HEREAFTER BE USED AND FOR SOUNDS AND SIGNALS, 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 ELECTRICAL FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT AREAS" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEES.

LINE	DISTANCE	BEARING
L1	12.84	N61° 28' 09"W
L2	38.24	N27° 39' 03"E
L3	12.13	S65° 10' 25"E
L4	32.40	S14° 02' 07"W
L5	8.72	S79° 07' 15"W
L6	17.53	N79° 21' 00"W
L7	33.73	N01° 09' 04"W
L8	25.53	S82° 58' 05"E
L9	34.65	S12° 23' 21"W
L10	40.70	N00° 37' 35"W
L11	19.14	N19° 30' 21"E
L12	31.82	N25° 46' 07"E
L13	64.03	N42° 39' 44"E
L14	128.21	N45° 38' 47"E
L15	22.76	N73° 22' 35"E
L16	31.26	S87° 43' 47"E
L17	48.13	N62° 52' 56"E
L18	46.50	N46° 34' 33"E
L19	70.70	N31° 17' 29"E
L20	62.52	N24° 16' 05"E
L21	66.39	N18° 20' 47"E
L22	52.75	N32° 43' 32"E
L23	43.26	N19° 39' 14"E
L24	22.55	N84° 41' 24"W
L25	47.78	N11° 07' 40"E
L26	134.66	N32° 21' 50"E
L27	103.61	N18° 57' 48"E
L28	52.95	N86° 23' 23"W

CURVE TABLE RECORDED DATA							
CURVE NO.	DELTA	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1 (C3)	52°33'34" (52°33'39")	153.20	167.00	147.88	S26°53'53"W (- -)	S00° 37' 06"W (S00°37'04"W)	S53°10'43"W (- -)
C2 (C2)	52°13'17" (- -)	212.36	233.00	205.09	S27°04'05"W (N27°04'05"E)	S00° 57' 26"W (N00°57'26"E)	S53° 10' 44"W (N43°10'43"E)

CURVE TABLE							
CURVE NO.	DELTA	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C3	108°52'36"	47.51	25.00	40.67	S34°35'26"E	S89° 01' 44"E	S19° 50' 52"W
C4	33°19'51"	193.72	333.00	191.00	S36°30'48"W	S19° 50' 52"W	S53° 10' 43"W
C5	52°33'39"	183.47	200.00	177.11	N26°53'53"E	N00° 37' 04"E	N53° 10' 43"E
C6	90°00'00"	39.27	25.00	35.36	S45°37'04"W	S00° 37' 04"W	N89° 22' 56"W
C7	90°00'00"	142.94	91.00	128.69	S45°37'04"W	S00° 37' 04"W	N89° 22' 56"W
C8	52°33'39"	122.93	134.00	118.66	N26°53'53"E	N00° 37' 04"E	N53° 10' 43"E
C9	33°19'51"	232.11	399.00	228.85	S36°30'48"W	S19° 50' 52"W	S53° 10' 43"W
C10	108°52'36"	172.92	91.00	148.06	S34°35'26"E	S89° 01' 44"E	S19° 50' 52"W
C11	52°33'39"	31.19	34.00	30.11	N26°53'53"E	N00° 37' 04"E	N53° 10' 43"E
C12	30°19'00"	88.36	167.00	87.33	N15°46'33"E	N00° 37' 03"E	N30° 56' 03"E
C13	22°14'40"	64.83	167.00	64.43	N42°03'23"E	N30° 56' 03"E	N53° 10' 43"E
C14	8°28'15"	34.45	233.00	34.42	S48°56'36"W	S44° 42' 28"W	S53° 10' 43"W
C15	13°31'29"	55.00	233.00	54.87	S37°56'44"W	S31° 10' 59"W	S44° 42' 28"W
C16	11°31'34"	46.87	233.00	46.79	S25°25'12"W	S19° 39' 26"W	S31° 10' 59"W
C17	2°08'29"	8.71	232.93	8.71	S2°01'41"W	S00° 57' 26"W	S03° 05' 55"W
C18	11°20'07"	65.88	333.00	65.77	S25°30'56"W	S19° 50' 52"W	S31° 10' 59"W
C19	13°31'29"	78.60	333.00	78.42	S37°56'44"W	S31° 10' 59"W	S44° 42' 28"W
C20	8°28'15"	49.23	333.00	49.19	S48°56'35"W	S44° 42' 28"W	S53° 10' 43"W

CURVE TABLE							
CURVE NO.	DELTA	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C21	12°52'55"	44.97	200.00	44.87	N46°44'16"E	N40° 17' 48"E	N53° 10' 43"E
C22	12°21'18"	43.13	200.00	43.04	N34°07'09"E	N27° 56' 31"E	N40° 17' 48"E
C23	10°33'02"	36.83	200.00	36.78	N22°40'00"E	N17° 23' 28"E	N27° 56' 31"E
C24	15°59'42"	55.83	200.00	55.65	N9°23'38"E	N01° 23' 47"E	N17° 23' 28"E
C25	0°46'43"	2.72	200.00	2.72	N1°00'25"E	N00° 37' 04"E	N01° 23' 47"E
C26	66°41'47"	105.93	91.00	100.05	S57°16'11"W	S23° 55' 17"W	N89° 22' 56"W
C27	23°18'13"	37.01	91.00	36.76	S12°16'11"W	S00° 37' 04"W	S23° 55' 17"W
C28	21°45'00"	50.87	134.00	50.56	N11°29'34"E	N00° 37' 04"E	N22° 22' 04"E
C29	30°48'39"	72.06	134.00	71.19	N37°46'23"E	N22° 22' 04"E	N53° 10' 43"E
C30	8°38'55"	60.23	399.00	60.17	S48°51'15"W	S44° 31' 48"W	S53° 10' 43"W
C31	24°40'56"	171.88	399.00	170.56	S32°11'20"W	S19° 50' 52"W	S44° 31' 48"W
C32	22°41'34"	36.04	91.00	35.81	S8°30'05"W	S02° 50' 42"E	S19° 50' 52"W
C33	86°11'02"	138.88	91.00	124.34	S45°56'13"E	S89° 01' 44"E	S02° 50' 42"E
C34	31°09'30"	18.49	34.00	18.26	N37°35'58"E	N22° 01' 13"E	N53° 10' 43"E
C35	21°24'09"	12.70	34.00	12.63	N11°19'08"E	N00° 37' 04"E	N22° 01' 13"E
C36	16°33'31"	67.34	233.00	67.10	S11°22'39"W	S03° 05' 53"W	S19° 39' 25"W
C37	24°24'05"	38.76	91.00	38.46	S15°02'45"E	S27° 14' 47"E	S02° 50' 42"E

There are no objects 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

TOWN BOARD APPROVAL CERTIFICATE

A PLAT KNOWN AS "FOXPORT SUBDIVISION", WHICH HAS BEEN DULY FILED FOR APPROVAL OF THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN, AND IS HEREBY APPROVED AS REQUIRED BY CHAPTER 236, WISCONSIN STATUTES. APPROVED FOR THE TOWN BOARD OF GRAND CHUTE ON THIS _____ DAY OF _____, 20____.

BETH ENGLISH, CHAIRPERSON

KAYLA RAATZ, TOWN CLERK

TOWN OF GRAND CHUTE TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS SHOWN HEREON.

HAILEY PALMQUIST, TOWN TREASURER

(DATE)

OUTAGAMIE COUNTY TREASURER'S CERTIFICATE

AS DULY ELECTED OUTAGAMIE COUNTY TREASURER, I HEREBY CERTIFY THAT THE RECORDS IN OUR OFFICE SHOW NO UNREDEEMED TAXES AND NO UNPAID OR SPECIAL ASSESSMENTS AFFECTING ANY OF THE LANDS INCLUDED IN THIS PLAT AS OF THE DATE LISTED BELOW

OUTAGAMIE COUNTY TREASURER

(DATE)

OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT

I HEREBY CERTIFY THAT THE PLAT OF FOXPORT IN THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, TOWN OF GRAND CHUTE, OWNER, WAS APPROVED BY THE OUTAGAMIE COUNTY DEVELOPMENT AND LAND SERVICES DEPARTMENT ON

THIS _____ DAY OF _____, 20____.

ISAAC D. UITENBROEK, ZONING ADMINISTRATOR

CITY OF APPLETON APPROVAL (EXTRATERRITORIAL)

RESOLVED, THAT THE PLAT OF FOXPORT IN THE TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, TOWN OF GRAND CHUTE, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF APPLETON

MAYOR _____ (DATE)

I HEREBY CERTIFY THAT THE FORGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF APPLETON.

CLERK _____ (DATE)

THIS FINAL PLAT IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS:

THE PROPERTY OWNER OF RECORD: TOWN OF GRAND CHUTE
RECORDING INFORMATION: DOC No.
PARCEL NUMBER: 101032901

SURVEY PREPARED BY:



1077 CENTENNIAL CENTRE BLVD
HOBART, WI 54155

FOXPORT SUBDIVISION
TYCORE BUILT

SURVEY PREPARED FOR:



TYCORE BUILT
445 CARDINAL LN, STE. 102
GREEN BAY, WI 54313

DRAWN BY:
BCK

CHECKED BY:
JRC

JT NUMBER:
250089

DATE:
APRIL 30, 2026

SHEET:

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