

DEVELOPMENT AGREEMENT

City of Appleton | Dewitt Development Partners LLC

Mission Ridge North Development

THIS AGREEMENT, made by and between the City of Appleton, Outagamie County, Wisconsin, a body politic and municipal corporation by its Common Council (“**City**”) and, Dewitt Development Partners LLC (“**Developer**”), which is the owner and developer of certain property lying within the city of Appleton.

RECITALS

WHEREAS, the Developer has proposed to develop the Mission Ridge North Development (“**Mission Ridge**”), a residential subdivision on property owned within the corporate limits of the City described in ***Exhibit 1*** attached hereto; said; and

WHEREAS, Chapter 17 of the Appleton Municipal Code provides for the installation of required improvements in new subdivisions;

WHEREAS, a preliminary plat of Mission Ridge, shown in ***Exhibit 2*** attached hereto, has been conditionally approved by the Common Council on August 6, 2025; and

WHEREAS, a phasing plan has been developed, shown in ***Exhibit 3*** attached hereto, illustrating how the final platting of the property is contemplated to occur in phases over time; and

WHEREAS, a final plat of Mission Ridge, phase one, shown in ***Exhibit 4*** attached hereto, has been conditionally approved by the Common Council on March 18, 2026; and

WHEREAS, a series of meetings and negotiations have taken place between the City and the Developer to determine various development and financial responsibilities between the City and the Developer for public improvements and fees in connection with the proposed subdivision; and

WHEREAS, the City and the Developer, for their mutual benefit, desire to set forth their respective duties and responsibilities with respect to the development of the Land, and have mutually agreed as to development and financial responsibilities for public improvements and fees in connection with the proposed subdivision.

NOW THEREFORE, in consideration of the mutual promises, the parties agree as follows:

**ARTICLE I.
REPRESENTATIONS AND WARRANTIES**

- 1.01 The City represents and warrants to Developer that the City has the power, authority and legal right to enter into all of the transactions and to perform all of the covenants and obligations required to be entered into or performed by the City under this Agreement.
- 1.01.01 The City represents and warrants to Developer that it is empowered and authorized to execute and deliver this Agreement and other agreements and documents, if any, required hereunder to be executed and delivered by the City. This Agreement has been, and each such document at the time it is executed and delivered, will be duly executed and delivered on behalf of the City.
- 1.01.02 When executed and delivered to Developer, all such agreements shall constitute a legal, valid and binding obligation of the City, enforceable in accordance with its terms.
- 1.01.03 The City further represents that this Agreement and the terms and conditions contained herein are consistent with adopted ordinances and resolutions on the subject matter at the time of agreement. The city agrees that with respect to the provision of parks, trails, and complete streets, platting and development of future phases shall comply with the adopted City Plans and policies in existence at the date this agreement was executed. Relevant city plans include the Complete Streets Guide and policy, the Official Map; the Comprehensive Outdoor Recreation Plan, the Trails Master Plan, and the City Comprehensive Plan – *Plan Appleton*.
- 1.02 The Developer represents and warrants to the City that Developer is a Limited Liability Corporation, duly organized and existing under the laws of the State of Wisconsin, and that all proceedings of Developer necessary to authorize the negotiation and execution of this Agreement and the consummation of the transaction contemplated by this Agreement have been taken in accordance with applicable law.
- 1.02.01 The Developer represents and warrants to the City that the execution and delivery of this Agreement, the consummation of the transactions contemplated in this Agreement and the execution and delivery of the documents required to be executed, delivered or acknowledged by Developer at the closing will not violate any provision of Developer's partnership agreement or any applicable statute, rule, regulation, judgment, order or

decree of the State of Wisconsin or a court having jurisdiction over Developer or its properties.

ARTICLE II. DEVELOPER RESPONSIBILITIES

- 2.01 The Developer shall be responsible for the installation of the following:
- 2.01.01 Sanitary sewer mains, manholes and laterals;
 - 2.01.02 Water mains, valves, hydrants, hydrant leads, fittings and services;
 - 2.01.03 Storm sewer mains, manholes, catch basins, inlet leads, overland flow paths, yard drains and associated piping and laterals;
 - 2.01.04 Storm water facilities necessary to meet storm water management requirements for the development;
 - 2.01.05 Street excavation and graveling, terrace seeding, lot filling and grading and seeding; and
 - 2.01.06 All other infrastructure required for development not specifically set forth in this agreement.
- 2.02 The Developer shall provide an estimate for items in Sections 2.01.01-2.01.06, for each phase of the project, subject to the City’s review and approval, prior to the installation of the items for the Proposed Subdivision. The Developer shall provide the City an initial financial guarantee in the amount of 120% of the total identified within the Developer-financed construction column in Exhibit 6. Said guarantee shall be in the form of a performance bond, irrevocable letter of credit, cash held in escrow, or similar guarantee determined to be equivalent by the City. The guarantee will be released in whole or in part after the City, in its sole discretion, determines requirements of the development have been met. Within 60 days of the Developer’s request for a partial release of the Letter of Credit, the City shall either advise of corrections to be made or shall reduce the Letter of Credit by the documented and verified expenditure of completed improvements.
- 2.03 The Developer shall provide a fully executed and signed *Waivers of Special Assessment Notices and Hearing (Exhibit 5)* for the development, acknowledging and consenting to pay the Special Assessment levied by the City for the items in Sections 2.03.01 – 2.03.07, as set forth herein, that may be furnished and/or installed by the City.

An estimate of costs and associated special assessments to be paid by the Developer for items 2.03.01-2.03.07 for the development are attached hereto as **Exhibit 6**. The actual final costs for said items will be used as the basis for the special assessments billed to the Development and following the City's Special Assessment Policy at the time of billing.

Concrete paving and sidewalks will be assessed to the abutting property owners in accordance with the City's Special Assessment Policy.

Concrete streets shall be installed, no sooner than, seventy-five (75%) of the lots in the Proposed Development have been issued building permits or after a five (5) year period. Road cuts and proof rolls shall not occur during frozen/cold weather conditions. Building permits can be issued prior to asphalt road surface installation provided all other required approvals are received in order to proceed, and once the City has opened the streets to the public.

The Developer acknowledges that the following may be furnished and/or installed by the City, subject to Developer's signing of **Exhibit 5**:

- 2.03.01 City Administrative Fees
- 2.03.02 Temporary Asphalt Roadway and Trails
- 2.03.03 Sanitary Sewer Area Assessment
- 2.03.04 Sewer Televising
- 2.03.05 Street Names/Traffic Control Signs
- 2.03.06 Concrete Pavement abutting lots owned by the Developer at the time of concrete paving
- 2.03.07 Concrete sidewalks and sidepaths installed on lots owned by the Developer at the time of concrete paving

2.04 The Developer shall be responsible for the design, permitting, and costs related to:

- 2.04.01 Sidepaths, which shall be constructed initially in 8-inch gravel concurrently with street excavation and gravelling, as illustrated in **Exhibit 7** – Mission Ridge North Plat – New Street Design Approvals. The Developer acknowledges and accepts that the City will not maintain nor plow the sidepath if any portion of the sidepath remains unpaved. Further, the Developer acknowledges and accepts that in the interim condition, there may be undesirable apron grades prior to the concrete paving of the street.

- 2.04.02 Each phase of construction, is subject to additional detailed stormwater and infrastructure review (including but not limited to water, sanitary, surface drainage, storm sewer, and storm water treatment facilities) due to the level of assumptions made and/or feasibility-level analysis provided. Assumptions incorporated within any models and analyses that result in insufficient level of treatment and capacity for conveyance may result in reconfiguration/reconstruction of any infrastructure installed prior to completion of a comprehensive and detailed analysis.
- 2.05 The Developer shall provide the City with copies of all final costs, invoices, labor costs, the contract documents and specifications, design documentation, all contract administration supporting documentation, an itemized list of all expenses for the installation of sanitary sewer, storm sewer, water main, street excavation and graveling, sidepath and all appurtenances. Said information provided by Developer shall meet City’s Infrastructure Adjustment Form requirements. The Developer’s design engineer shall perform the construction staking and the City shall inspect the same.
- 2.06 The Developer’s contractor shall perform the testing of the water main, sanitary sewer and storm sewer under the supervision of the City of Appleton inspectors.
- 2.07 The Developer shall provide lien waivers to the City from the prime contractor, subcontractors, suppliers and consultants.
- 2.08 The Developer agrees to convey by deed or dedication to the City all the streets, roads, courts, avenues, drives, and public ways in the Plat. Developer further agrees to convey any public access ways by dedication or easement to the City. All public improvements contemplated in the final plat shall be constructed within areas to be dedicated to the City either by deed, dedication or easement as contemplated in the final plat and this Agreement.
- 2.09 The Developer plans to construct a pond on Outlot 1 of the Mission Ridge final plat (“O.L. 1 pond”) to meet storm water management requirements. The Developer shall provide for future/ ongoing operations and maintenance of O.L. 1 pond by a legal entity comprised of owners of said lots within Mission Ridge, such as a homeowners association or similar legal arrangement subject to approval by the City.
- 2.10 The Developer acknowledges and agrees that portions of Phase 1 and future phases rely on the construction of a regional stormwater pond on property not controlled by the Developer; if the regional pond is not constructed within three (3) years, the Developer acknowledges that stormwater management must be provided onsite to replace the function of the regional pond.

The Developer shall provide the City with copies of the recorded drainage easements as signed and recorded by the Developer with ten (10) days of execution of this Agreement.

- 2.11 Upon completion of construction, and prior to acceptance of streets, the Developer shall provide a certification from a professional land surveyor licensed in the State of Wisconsin that all monumentation within the development is properly installed within three inches (3") of finished grade.
- 2.12 The Developer shall establish a level loop on the hydrants in the plat and a copy of those benchmarks shall be provided to the City.
- 2.13 The Developer shall repair or replace existing City infrastructure and/or monumentation, as directed by the City and to the City's satisfaction, at his own cost, any damage caused by the installation of any improvements within the Proposed Development.
- 2.14 The estimate of costs paid by the Developer for items 2.03.01-2.03.07 for Mission Ridge (Phase 1) is attached hereto as **Exhibit 6** and shows the items and amounts projected to be paid by the Developer. The actual final costs for these items will be used as the basis for the special assessments billed to the developer, for all phases of the development. Developer shall provide cost estimates to the City for all future phases of development.
- 2.15 The Developer shall pay the cost of all items listed in 2.03.01-2.03.07, subject to the following related to sidewalks and sidepaths: the owner of each lot shall be responsible for the lot's sidewalk or sidepath construction and related expense. Sidewalks or sidepaths shall be installed by the respective property owner within 6 months of the issuance of a building permit. Any frontage where the sidewalk or sidepath has not been installed by the time the City installs the permanent concrete pavements (typically 5 to 10 years from the recording of the plat) will be installed by the City and the cost assessed against the respective lot per the City's Special Assessment Policy in place at the time of concrete paving.
- 2.16 The Schedule for the Proposed Development shall be as follows:
 - 2.16.01 Infrastructure installation may commence after approvals of all phases of platting as follows: City approval of Final Plat, Drainage Plan, Established Grades, Storm Water Management Plan, Plans and Specifications;
 - 2.16.02 Building permits may be issued upon City approval and acceptance of all infrastructure. Streets must be officially opened to the public by the City Engineer prior to the issuance of building permits.
- 2.17 Developer shall complete all phases, as outlined in **Exhibit 3**, of the Proposed Development

within three (3) years of the date of the signing of this agreement. Any phases of development not completed within three (3) years will require a new or amended development agreement. Regardless of timing, any subsequent phases of the development must be adopted and approved in a new or amended development agreement.

- 2.18 Developer acknowledges and agrees that any extension of Lightning Drive in future phases of the development will occur as part of the platting process and be designed, constructed in temporary asphalt, and funded by the Developer .
- 2.19 The Developer shall pay the entire cost associated with installation of underground gas, electric, telephone, USPS mail delivery facilities, and cable TV utilities and streetlights. Streetlights shall be standard wooden poles. The street lighting plan shall be designed by We Energies and approved by the City. The City shall pay We Energies the monthly electrical charge for street lighting. If the Developer desires decorative streetlights, then the Developer will be responsible for all costs associated with the decorative streetlights. The Developer will be responsible for requesting said decorative lights from We Energies. The Developer must also sign a Waiver of Special Assessments document for the annual assessments associated with decorative lighting.
- 2.20 Developer recognizes the City will not own nor maintain USPS mailboxes and/or cluster mailbox units, nor any related appurtenances. Developer shall make provisions for the permitting, installation, and maintenance of said mailboxes by future property owners and/or homeowners' association(s).

ARTICLE III. DEVELOPER AND CITY SHARED RESPONSIBILITY

- 3.01 Developer and City agree that there will be no parkland dedication in this development. The City has exercised its option for Fee in Lieu of Parkland Dedication, to be payable at the time of building permit in accordance with Section 17-29 Appleton Municipal Code.

ARTICLE IV. CITY RESPONSIBILITY

- 4.01 The City agrees to accept the dedication of all the Public Improvements in the plat, whether by deed, dedication or easement subject to the City's acceptance of the Public Improvements in accordance with and subject to the terms of the City's Subdivision Ordinance and this Agreement.

**ARTICLE V.
ADDITIONAL PROVISIONS**

- 5.01 This Agreement, along with **Exhibits 1, 2, 3, 4, 5, 6, and 7**, sets forth the entire understanding of the parties relative to its subject matter and supersedes and merges any and all prior communications, negotiations and agreements, oral or written.
- 5.02 It is understood and agreed that the provisions of this Agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions contained herein shall not affect the validity and enforceability of the other provisions contained herein.
- 5.03 This Agreement may not be modified or amended, except in writing, with the written consent of both the City and the Developer.
- 5.04 **Notices.** All notices, states, and other communications given hereunder shall be made in writing by personal delivery or by mailing the same by certified mail, return receipt requested, or by next day express delivery, addressed to the other as aforesaid, and the date of such personal delivery the next day if any express delivery, or the date five (5) days after such mailing shall be deemed the date on which such notice is effective. Except as otherwise specified herein, all notices sent to the City hereunder shall be directed to the attention of the Mayor.

CITY:

Director of Community Development
100 North Appleton Street
Appleton, WI 54911-4799
Phone: 920-832-6468
Attn: Community Development Director

With a copy to:

City Attorney
100 North Appleton Street
Appleton, WI 54911-4799
Phone: 920-832-6423

DEVELOPER:

Dewitt Development Partners LLC
3405 Commerce Ct, Suite C
Appleton, WI 54911
ATTN: Scott Dewitt

With a copy to:

Developer's Attorney if applicable

5.05 **Approval of Common Council.** This Agreement was considered by the Common Council at their regular meeting held on _____, 2026 and approved by a vote of _____ for and _____ against.

SIGNATURES BEGIN ON THE FOLLOWING PAGE

DEVELOPER: Dewitt Development Partners LLC

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

STATE OF WISCONSIN)
 : ss.
_____ COUNTY)

Personally came before me on this ____ day of _____, 2026, the above-named _____ and _____, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Printed Name: _____
Notary Public, State of Wisconsin
My commission is/expires: _____

SIGNATURES CONTINUE ON THE FOLLOWING PAGE

CITY OF APPLETON

By: _____
Jacob A. Woodford, Mayor

By: _____
Amy Molitor, City Clerk

STATE OF WISCONSIN)
 : ss.
OUTAGAMIE COUNTY)

Personally came before me on this ____ day of _____, 2026, the above-named Jacob A. Woodford, Mayor and Amy Molitor, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Printed Name: _____
Notary Public, State of Wisconsin
My commission is/expires: _____

Approved as to form:

Provision has been made to pay the liability that will accrue under this contract.

Christopher R. Behrens, City Attorney

Jeri A. Ohman, Finance Director

This instrument was drafted by:
Amanda Abshire, Deputy City Attorney
City law A26-0111

Exhibit 1
Legal Description

Parcel ID # 31-1-8310-00 (west lot), 31-1-8310-01 (middle lot) and 31-1-8310-02 (east lot)

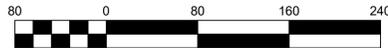
Part of the Southeast 1/4 of the Fractional Northeast 1/4 and All of the Southwest 1/4 of the Fractional Northeast 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 and part of the Northeast 1/4 of the Southeast 1/4, ALL of Section 6, Township 21 North, Range 18 East, Town of Grand Chute, Outagamie County, Wisconsin, containing 3,149,161 Square Feet (72.2948 Acres) 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.

Exhibit 2
Preliminary Plat

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



Bearings are referenced to the East line of the Northeast 1/4, Section 6, T21N, R18E, assumed to bear S01°26'43"W, base on the Outagamie County Coordinate System.

Line	Bearing	Length
L1	S 00°02'25" E	41.27'
L2	N 01°38'33" 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
 RW Area = 544,649 SF 12.5034 acres (including a portion of proposed Lightning Drive RW to connect Lost Meadow Pass)
 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 = R-2 (Single-Family District)
 Approving Authorities
 City of Appleton
 Objecting Authorities
 Department of Administration
 Outagamie County

NOTES

- Utility and Drainage Easements will be shown on Final Plat
- Outlot 1 and 2 - for Trail Purpose and are unbuildable for residential use at this time as they do not meet the requirements per the Appleton Municipal Code

BENCHMARKS (NAVD88, Per City of Appleton)

BM 1	Fire Hydrant, Shoulder(#2989)	±700' S of BM 1, West RW of French Rd.	Elev 755.99'
BM 2	Fire Hydrant, Shoulder(#2988)	±700' S of BM 1, West RW 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 RW, at the End of Lightning Drive	Elev 764.70'

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Appleton.

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

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 & 2: 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. Purpose of these Outlots is for Deed Transfer to the City for Trail Purpose.

Outlots 3: To be retained by the DeWitt Development, LLC until such time a transfer document is recorded or written in the Developers Agreement.

Outlot 4: To be retained by the DeWitt Development, LLC for future development.

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

LEGEND

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

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Providence Terrace, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
 www.davelpro.com

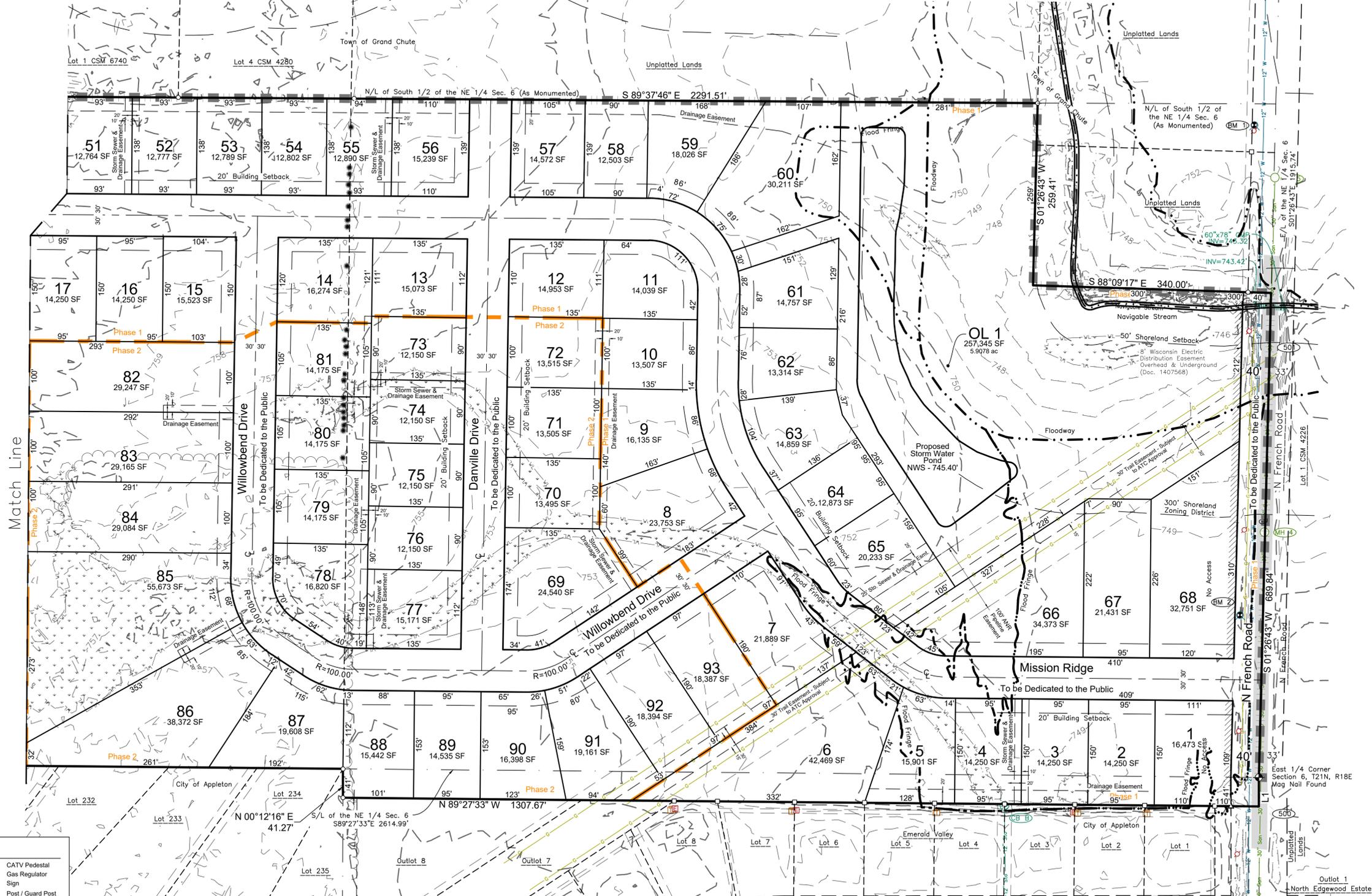
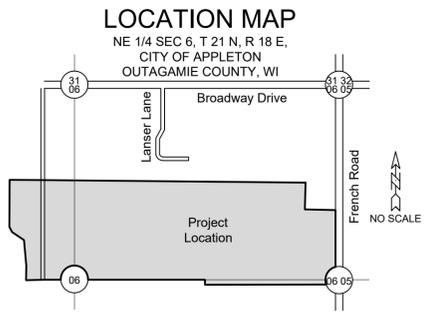
PRELIMINARY PLAT

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

Date: 12/4/2025
 Filename: 8615Plat.dwg
 Author: SRA
 Last Saved by: scott
 Page 1 of 2

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



Public Trust Information
s.236.20 (6) "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."

SURVEYOR'S CERTIFICATE
I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Appleton.

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

LEGEND					
	CATV		Sanitary MH / Tank / Base		CATV Pedestal
	Underground Fiber Optic		Clean Out / Pull Box		Gas Regulator
	Overhead Utility Lines		Storm Manhole		Sign
	Utility Guy Wire		Inlet		Post / Guard Post
	Sanitary Sewer (Pipe Size)		Catch Basin / Yard Drain		Large Rock
	Storm Sewer (Pipe Size)		Water MH / Well		Deciduous Tree
	Underground Electric		Curb Stop		Coniferous Tree
	Underground Gas Line		Hydrant		Bush / Hedge
	Underground Telephone		Utility Valve		Stump
	Water Main (Pipe Size)		Utility Meter		Soil Boring
	Fence - Steel		Light Pole / Signal		Benchmark
	Fence - Wood		Guy Wire		Asphalt Pavement
	Fence - Barbed Wire		Electric Pedestal		Concrete Pavement
	Treeline		Electric Transformer		Gravel
	Index Contour - Existing		Electric Manhole		1/4" Rebar Found
	Intermediate Contour - Existing		Telephone Pedestal		1" Iron Pipe Found
	Delineated Wetlands		Telephone Manhole		Municipal Boundary
			+799.9 Ex Spot Elevation		Phase Line



Bearings are referenced to the Outagamie County coordinate system

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1886 Fax: 920-441-0804
 www.davelinc.com

PRELIMINARY PLAT

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

Date:	12/4/2025
Filename:	8615Plat.dwg
Author:	SRA
Last Saved by:	scott
Page:	2 of 2

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Exhibit 3
Phasing Plan

Mission Ridge North Subdivision

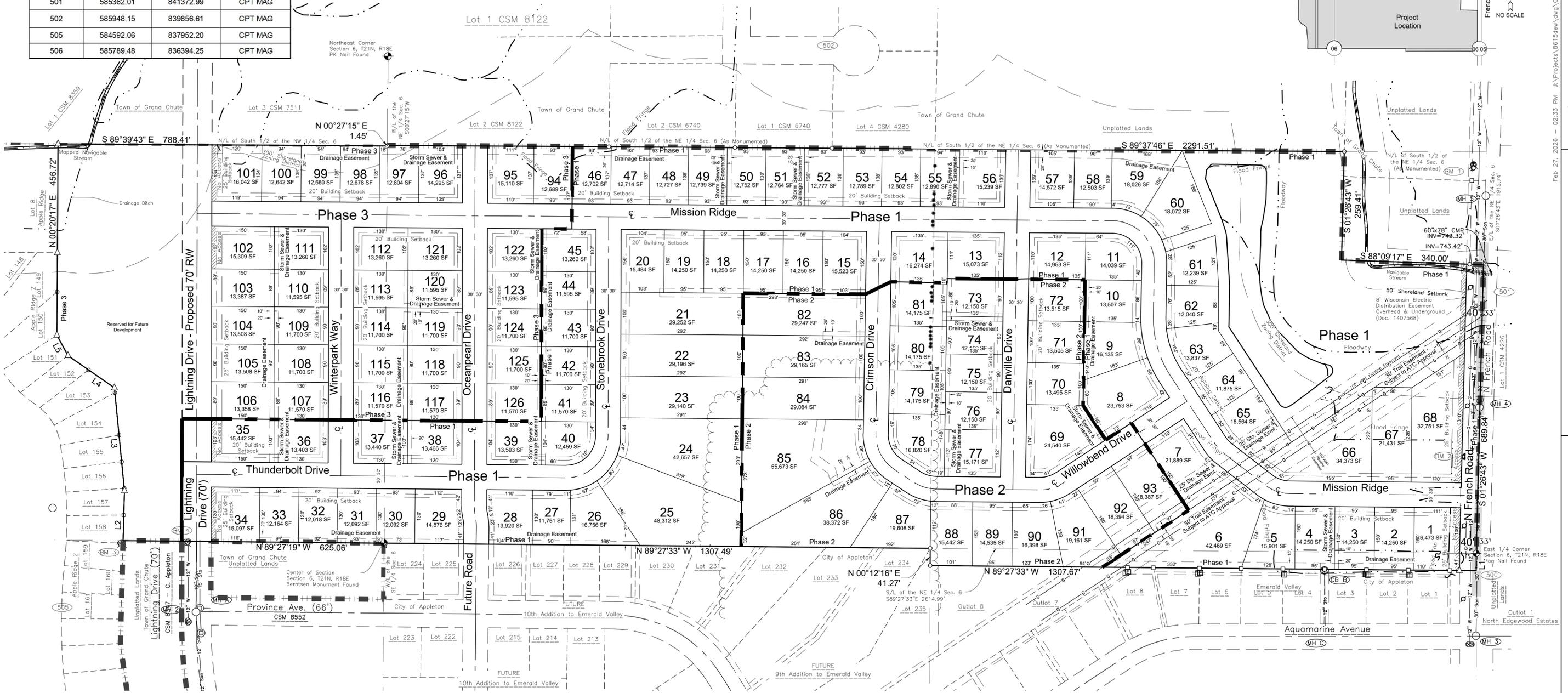
Part of the Southeast 1/4 of the Fractional Northeast 1/4 and All of the Southwest 1/4 of the Fractional Northeast 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 and part of the Northeast 1/4 of the Southeast 1/4, ALL of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

LOCATION MAP

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



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—	CATV
—FO—	Underground Fiber Optic
—OH—	Overhead Utility Lines
—UW—	Utility Guy Wire
—S—	Sanitary Sewer (Pipe Size)
—SS—	Storm Sewer (Pipe Size)
—E—	Underground Electric
—G—	Underground Gas Line
—T—	Underground Telephone
—W—	Water Main (Pipe Size)
—F—	Fence - Steel
—W—	Fence - Wood
—B—	Fence - Barbed Wire
—T—	Treeline
—799—	Index Contour - Existing
—799—	Intermediate Contour - Existing
—W—	Delineated Wetlands
—	+799.9 Ex Spot Elevation
○	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
○	1/4" Rebar Found
○	1" Iron Pipe Found
○	Municipal Boundary
○	Phase Line
○	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

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

Storm Structures						
Structure #	Rim	Inv	Size	Material	Direction	
MH A	761.51	757.09	15"	RCP	N	
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'



Bearings are referenced to the East line of the Northeast 1/4, Section 6, T21N, R18E, assumed to bear S01°26'43"W, base on the Outagamie County Coordinate System.

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PLAT LAYOUT

Mission Ridge North Subdivision

Town of Grand Chute, Outagamie County, WI
For: DeWitt Development LLC

Exhibit 4
Final Plat – Phase 1

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

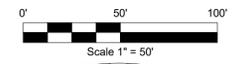
LOCATION MAP

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

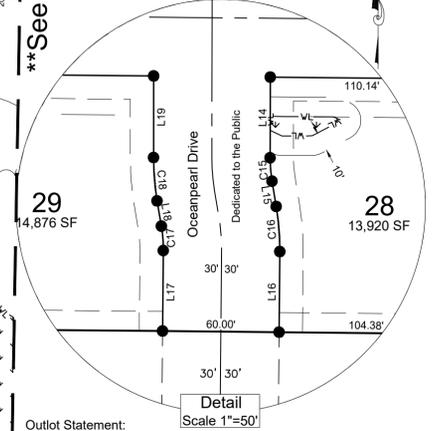


LEGEND

- 1/2" 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



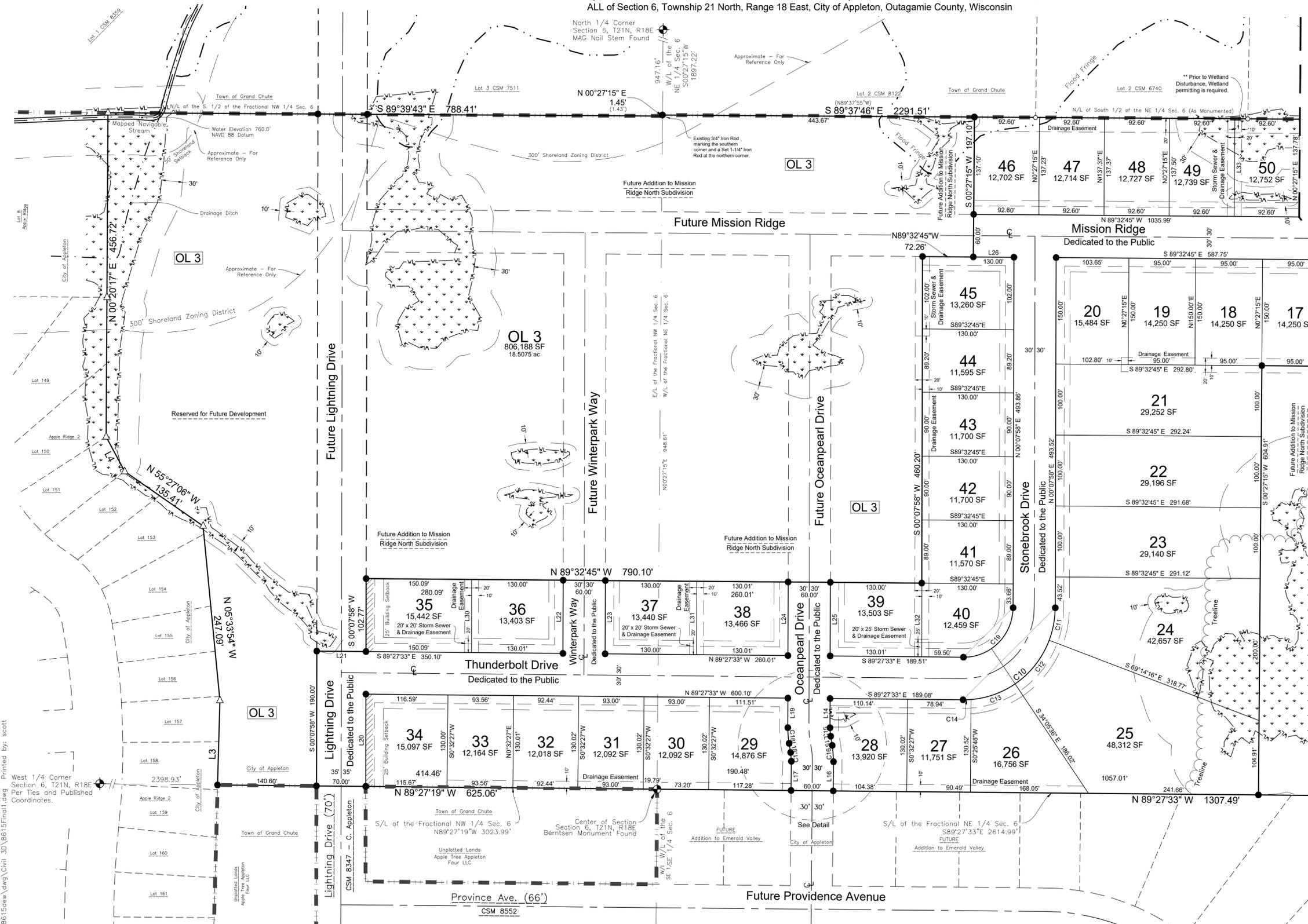
See Sheet 2 of 3



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.



Notes:

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. 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.
4. 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

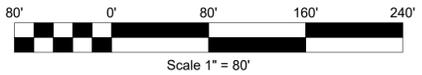
File: 8615Final1.dwg
Date: 02/02/2026
Drafted by: scott
Sheet: 1 of 3

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

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

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West 1/4 Corner Section 6, T21N, R18E Per Ties and Published Coordinates.



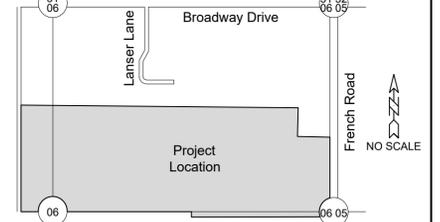
Bearings are referenced to the East line of the Northeast 1/4, Section 6, T21N, R18E, assumed to bear N01°26'43"E, base on the Outagamie County Coordinate System.

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,
CITY OF APPLETON,
OUTAGAMIE COUNTY, WI



LEGEND

- 1/2" x 30" Steel Rebar @ 4.30lbs/LF SET
- All other corners
- △ 3/4" x 24" Steel Rebar @ 1.50lbs/LF SET
- 1/4" 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
- ac
- 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

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 DeVitt 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.

Access Restriction Clause:

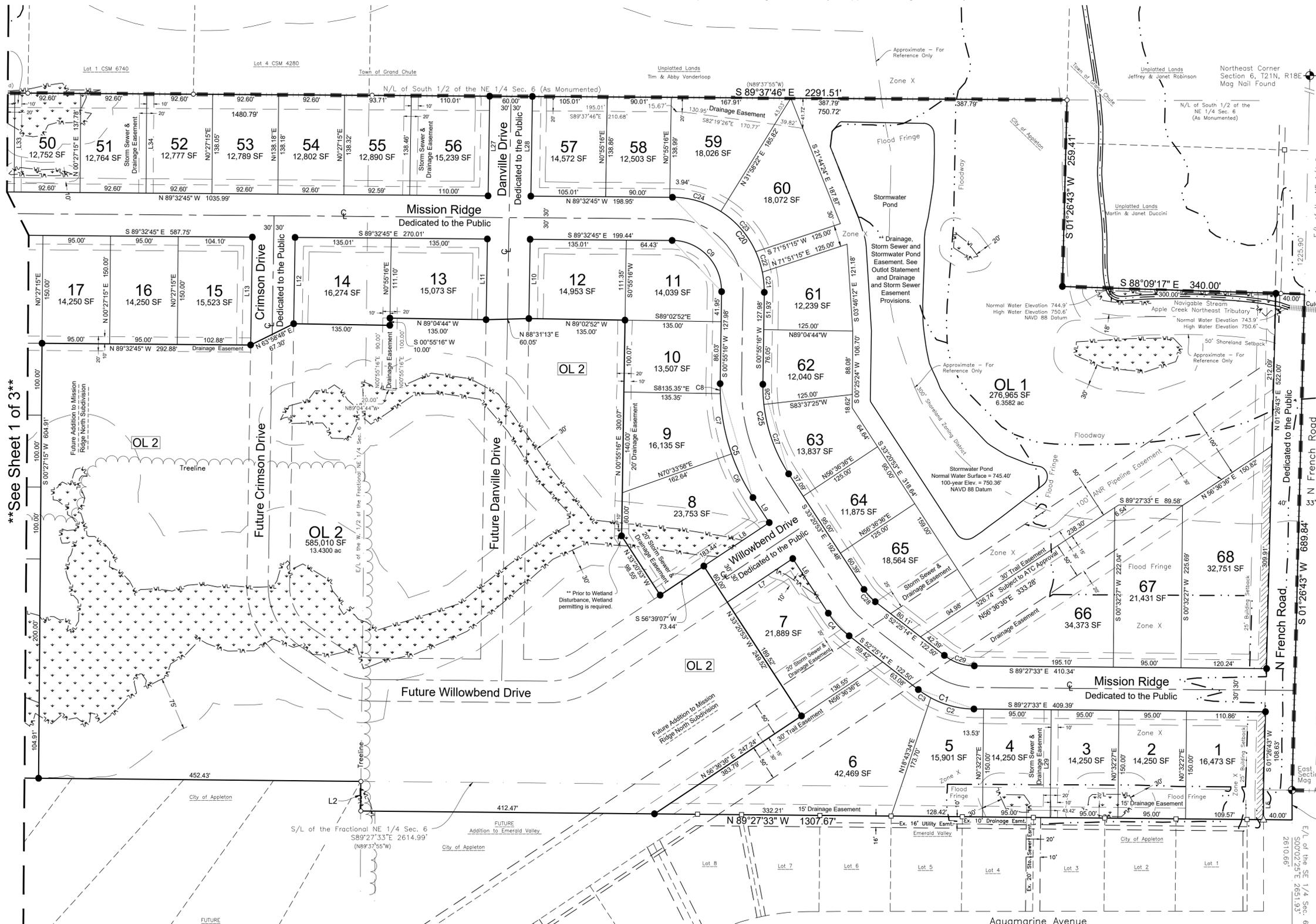
As owner I hereby restrict Lots 1 and 68 in that no owner, possessor, user, licensee, nor other person shall have any right of direct vehicular ingress or egress with N French Road; I hereby also restrict Lots 34 and 35. In that no owner, possessor, user, licensee, nor other person shall have any right 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.

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.

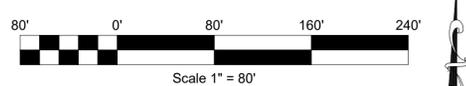
Proposed Floodplain Fill & Removal - Pending LOMR-F
**per proposed LOMR-F: A portion of Lots 1-5 and 66-68 will be within Floodplain Zone AE. PRIOR TO BUILDING ON SAID LOTS, VERIFY LOMR-F HAS BEEN APPROVED. These lots will be required to provide a minimum floor/opening elevation of 752.6' (NAVD 88).

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.



See Sheet 1 of 3

Feb 02, 2026 - 3:19pm J:\Projects\8615\Draw\Draw\3D\8615Final.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 Date
Professional Land Surveyor
No. S-3169

Notes:

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. 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.
4. 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: 2 of 3

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
Civil Engineers and Land Surveyors
1164 Province Terrace, Menasha, WI 54952
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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°12'18"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 its

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	N 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

Exhibit 5:
Waivers of Special Assessment Notices and Hearing



WAIVER OF SPECIAL ASSESSMENT NOTICES AND HEARING UNDER S.66.0703 WISCONSIN STATUTES

The undersigned owner(s) of property benefited by the following proposed public improvement to be made by the City of Appleton, Outagamie-Calumet-Winnebago County, Wisconsin, to wit:

Three horizontal lines for providing details of the proposed public improvement.

The undersigned owner(s) of property benefited by the above proposed public improvement to be made by the City of Appleton, Outagamie-Calumet-Winnebago County, Wisconsin, in consideration of the construction of said improvement will benefit our property and consent to the levying of special assessments against our premises under S.66.0703 of the Wisconsin Statutes, for the cost of such improvement.

In accordance with S.66.0703 (7) of the Wisconsin Statutes, I/we hereby waive all special assessment notices and hearings required by S.66.0703 (7), and I /we hereby further agree and admit that my (our) property is specially benefited by the above described municipal work or improvement as contemplated by Sec.66.0703 (7) Wisconsin Statutes.

Property Address _____ Signature of Owner(s) _____ Date _____

Two horizontal lines for providing property address, signature, and date.

OFFICE USE ONLY

Notes:

Four horizontal lines for providing notes.

Project Unit No. _____ Authorized City Representative: _____

Final Cost of Assessable Improvements: _____

Date work completed: _____

Date billed to Property Owner: _____

Billed by: _____

Exhibit 6 :
Cost Estimates – Final Plat, Phase 1

Mission Ridge Plat

Exhibit 6

Number of Lots: 68 plus 3 Outlots

Gross Area: 3,149,829 SF (72.31 ac)

rev 3/19/2026

Lot Area: 1,145,262 SF / 2,813,425 SF (w and w/out Outlots)

Developer: DeWitt Dev Partners, LLC

Total C/L Footage: 5375.32

Work Order: TBD

Total Pavement Area (to b/curb): 17,114.59 SY

DESCRIPTION	TOTAL PROJECT COSTS	Developer Financed Construction (Private Contracts)	Up-Front City Costs	Special Assessments (2026 ESTIMATED)	Special Assessments (2031 ESTIMATED)		Account to be Credited	NOTES / COMMENTS
City Administrative Fees (estimated cost)	\$43,002.56	\$0.00	\$43,002.56	\$43,002.56	\$0.00			(5375.32 C/L Ft.) x (\$8.00 / C/L. Ft.)
Temporary Asphalt (estimated cost)	\$256,718.90	\$0.00	\$256,718.90	\$256,718.90	\$0.00			(17114.59 s.y.) x (\$15.00/s.y.)
Sanitary Sewer Area Assessment	\$77,312.92	\$0.00	\$77,312.92	\$77,312.92	\$0.00		5431	(\$27.48/1000 s.f.)*(2,813,425 s.f.)
Sanitary Connection Fee	\$26,536.20	\$0.00	\$26,536.20	\$26,536.20	\$0.00		5431	(\$37.64/LF*705LF)
Water Main Connection Fee	\$17,773.05	\$0.00	\$17,773.05	\$17,773.05	\$0.00		5431	(\$25.21/LF*705LF)
Sewer Televising (estimated cost)	\$7,525.45	\$0.00	\$7,525.45	\$7,525.45	\$0.00		5427 5222	(10750.64 LF) x (\$0.70 / LF)
Street Name / Traffic Control Signs (estimated cost)	\$10,750.64	\$0.00	\$10,750.64	\$10,750.64	\$0.00		4010	(5375.32 C/L Ft.) x (\$2.00 / C/L. Ft.)
Concrete Pavement (estimated cost)	\$1,075,064.00	\$0.00	\$1,075,064.00	\$0.00	\$1,075,064.00		4010	(5,375.32 LF) x (\$200.00/LF)
Sidewalks - with Concrete Pavement (estimated cost)	\$158,418.05	\$0.00	\$158,418.05	\$0.00	\$158,418.05		4010	(22631 s.f.) x (\$7.00/s.f.)
Sidepaths - with Concrete Pavement (estimated cost)	\$355,088.30	\$0.00	\$355,088.30	\$0.00	\$355,088.30		4010	(50726 s.f.) x (\$7.00/s.f.). Assess for 7-foot total width
Sanitary Sewer	\$455,966.10	\$455,966.10	\$0.00	n/a	n/a		5431	Private Contractor hired by Developer
Storm Sewer	\$755,598.15	\$755,598.15	\$0.00	n/a	n/a		5230	Private Contractor hired by Developer
Erosion Control/Restoration/Site Grading/Grade&Gravel	\$337,481.95	\$337,481.95	\$0.00	n/a	n/a		5230	Private Contractor hired by Developer
Stormwater Pond	\$261,489.70	\$261,489.70	\$0.00	n/a	n/a		5230	Private Contractor hired by Developer
Water Main	\$594,871.93	\$594,871.93	\$0.00	n/a	n/a		5371	Private Contractor hired by Developer
Street Lights/Utilities	\$267,000.00	\$267,000.00	\$0.00	n/a	n/a		4010	Private Contractor hired by Developer
Design Engineer Fees and Contingencies	\$227,000.00	\$227,000.00	\$0.00	n/a	n/a		4010	Private Contractor hired by Developer
TOTALS	\$4,927,597.90	\$2,899,407.83	\$2,028,190.07	\$439,619.72	\$1,588,570.35			

Exhibit 7

Mission Ridge North Plat – New Street Design Approvals



DEPARTMENT OF
**PUBLIC
WORKS**

MEMORANDUM

Date: July 21, 2025
To: Municipal Services Committee
From: Laura Jungwirth, Director of Public Works
Pete Neuberger, Deputy Director of Public Works / City Engineer
Eric Lom, City Traffic Engineer
Subject: Mission Ridge North Plat - New Street Design Approvals

Since the City's adoption of the Complete Streets Design Guide and Complete Streets Policy in 2024, the Department of Public Works (DPW) has presented new street design criteria to the Municipal Services Committee and Common Council for approval prior to Final Plat.

Action Item:

Approve the roadway design parameters for proposed streets in the Mission Ridge North plat as follows:

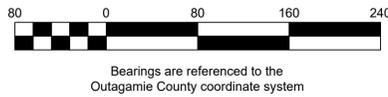
- Mission Ridge Avenue (French Road to future Lightning Drive):
 - Collector street designation.
 - 60' right-of-way.
 - 7' concrete sidewalks on both sides along the right-of-way line.
 - 8' vegetated terraces on both sides, adjacent to sidewalks.
 - Street having a future concrete pavement section with curb & gutter; the pavement section is 30' wide (from back of curb to back of curb).
 - On-street parking on one side only.
 - Future supplemental traffic calming spot features may be determined administratively with final design.

- Tall Oaks Trail (from and to Mission Ridge Ave.), Danville Drive (Tall Oaks Tr. to Mission Ridge Ave.), Lost Meadow Pass (Mission Ridge Ave. to future Lightning Dr.), Ocean Pearl Court (south plat limits to north plat limits), Winter Park Road (Lost Meadow Pass to Mission Ridge Ave.)
 - Local street designation
 - 60' right-of-way.
 - 5' concrete sidewalks on both sides along the right-of-way line.
 - 11.5' vegetated terraces on both sides, adjacent to sidewalks.
 - Street having a future concrete pavement section with curb & gutter; the pavement section is 27' wide (from back of curb to back of curb).
 - On-street parking on one side only.
 - Future supplemental traffic calming spot features may be determined administratively with final design.

- Lightning Drive (north plat limits to south plat limits):
 - Collector street designation.
 - 70' right-of-way.
 - 10' concrete sidepath on west side along the right-of-way line.
 - 5' concrete sidewalk on east side along the right-of-way line.
 - 12.5' vegetated terraces on both sides, adjacent to sidewalks.
 - Street having a future concrete pavement section with curb & gutter; the pavement section is 30' wide (from back of curb to back of curb).
 - On-street parking on one side only.
 - Future supplemental traffic calming spot features may be determined administratively with final design.

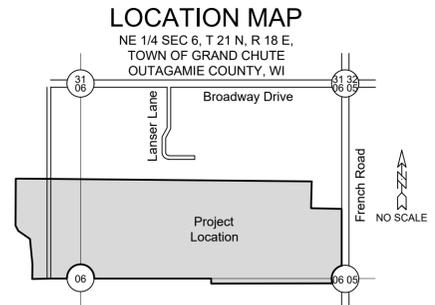
Preliminary Plat of Mission Ridge North Subdivision

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



Bearings are referenced to the Outagamie County coordinate system

Line	Bearing	Length
L1	S 00°02'25" E	41.27'
L2	N 01°38'33" 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)
 Department of Administration

BENCHMARKS (NAVD88, Per City of Appleton)

BM 1	Fire Hydrant, Shoulder (#2969)	±700' S of BM 1, West RW of French Rd.	Elev 755.99'
BM 2	Fire Hydrant, Shoulder (#2968)	±700' S of BM 1, West RW 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 RW, at the End of Lightning Drive	Elev 764.70'

NOTES
 • Utility and Drainage Easements will be shown on Final Plat

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	1	761.51	757.09	15"	RCP	N
			756.99	15"	RCP	E
CB B	1	747.34	744.50	12"	PVC	S
MH C	1	751.21	743.36	12"	PVC	N
Sanitary Structures						
Structure	#	Rim	Inv	Size	Material	Direction
MH 1	1	760.85	747.91	12"	PVC	N
			747.91	12"	PVC	S
MH 2	2	761.68	748.68	8"	PVC	E
			748.52	10"	PVC	N
			748.52	12"	PVC	S
MH 3	3	750.09	733.26	30"	PVC	N
			733.26	30"	PVC	S
MH 4	4	750.86	733.79	30"	PVC	N
			733.79	30"	PVC	S
MH 5	5	753.03	734.42	30"	PVC	N
			734.42	30"	PVC	S

SURVEYOR'S CERTIFICATE

I, Scott R. Andersen, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I have complied with the preliminary plat requirements for the City of Appleton.



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

LEGEND

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



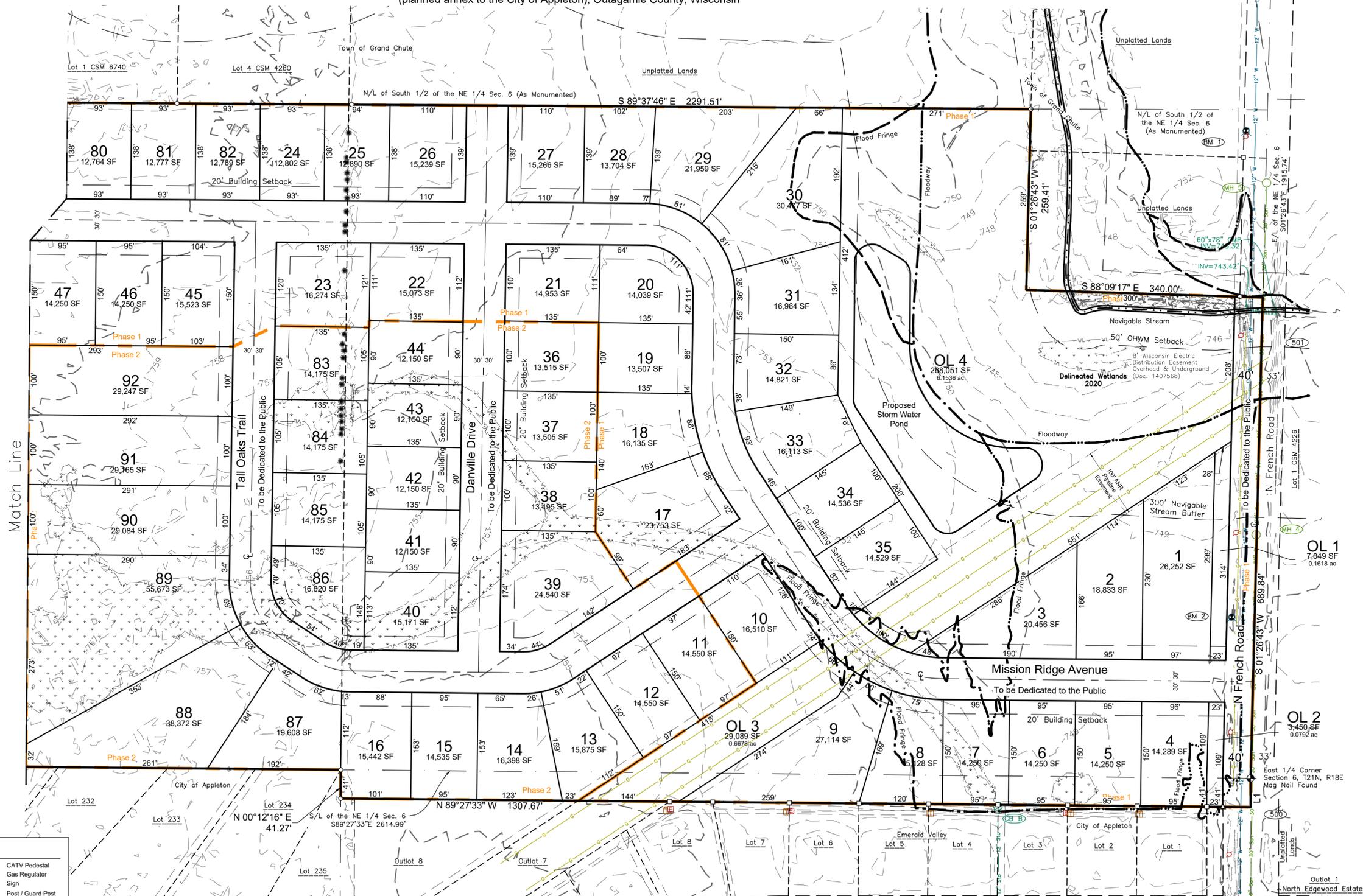
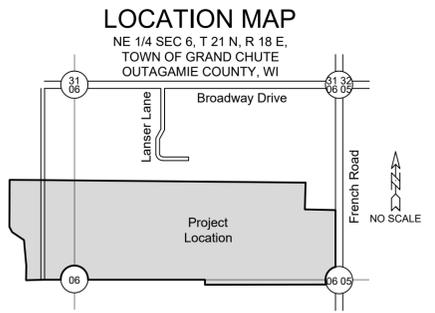
DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866 Fax: 920-441-0804
 www.davelpro.com

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

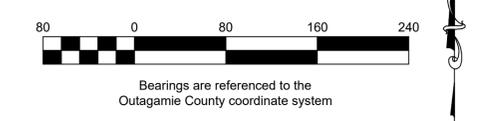
Part of the Southeast 1/4 of the Fractional Northeast 1/4 and All of the Southwest 1/4 of the Fractional Northeast 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 and part of the Northeast 1/4 of the Southeast 1/4, ALL of Section 6, Township 21 North, Range 18 East, Town of Grand Chute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



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
S1163
SUPERVISOR
WISCONSIN
06/11/2025 3:15:58 PM
scott@davelpro.com
Scott R. Andersen, P.L.S. No. S-3169 Date

LEGEND					
	CATV		Sanitary MH / Tank / Base		CATV Pedestal
	Underground Fiber Optic		Clean Out / Pull Box		Gas Regulator
	Overhead Utility Lines		Storm Manhole		Sign
	Utility Guy Wire		Inlet		Post / Guard Post
	Sanitary Sewer (Pipe Size)		Catch Basin / Yard Drain		Large Rock
	Storm Sewer (Pipe Size)		Water MH / Well		Deciduous Tree
	Underground Electric		Curb Stop		Coniferous Tree
	Underground Telephone		Hydrant		Bush / Hedge
	Water Main (Pipe Size)		Utility Valve		Stump
	Fence - Steel		Utility Meter		Soil Boring
	Fence - Wood		Light Pole / Signal		Benchmark
	Fence - Barbed Wire		Guy Wire		Asphalt Pavement
	Treeline		Electric Pedestal		Concrete Pavement
	Index Contour - Existing		Electric Transformer		Gravel
	Intermediate Contour - Existing		Electric Manhole		1/4" Rebar Found
	Delineated Wetlands		Telephone Manhole		1" Iron Pipe Found
			+799.9 Ex Spot Elevation		



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PRELIMINARY PLAT

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

Date: 06/11/2025
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