



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appletonwi.gov

Meeting Agenda - Final Community Development Committee

Wednesday, March 12, 2025

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Pledge of Allegiance
3. Roll call of membership
4. Approval of minutes from previous meeting

[25-0209](#) CDC Minutes from 2-26-25

Attachments: [CDC Minutes 2-26-25.pdf](#)

5. Public Hearing/Apearances

6. Action Items

[25-0210](#) Request to approve proposed text amendments to the Municipal Code Chapter 4 Buildings, Sections 4-162(c), 4-292(c) and 4-418(h), as identified in the attached document, and the reinspection fee be increased to \$75 and added to the various permit fee schedules

Attachments: [Reinspection Fee Increase and Chapter 4 Amendments For3-12-25.pdf](#)

[25-0211](#) Request to approve proposed text amendments to the Municipal Code Chapter 4 Buildings, Section 4-161, as identified in the attached document, and the various permit fee schedules be updated to increase the erosion control permit fee to \$50

Attachments: [Erosion Control Fee Increase and Chapter 4 Amendments For3-12-25.pdf](#)

[25-0212](#) Request to approve an update to the Electrical Permit Fee Schedule to correct the fee amount to \$85 for work costing \$1,001 to \$10,000

Attachments: [Electrical Permit Fee Update For3-12-25.pdf](#)

[25-0213](#) Request to approve proposed text amendments to the Municipal Code Chapter 4 Buildings, Sections 4-475 to 4-499, as identified in the attached document

Attachments: [HVAC Chapter 4 Amendments For3-12-25.pdf](#)

[25-0214](#) Request to approve the City of Appleton maintain its current selling prices for business/industrial park land and hold option fees as described in the attached documents

Attachments: [Business-Industrial Park Land Value Memo to CDC 3-12-25.pdf](#)
[Exhibit A-Ind Land Sales Comparison.pdf](#)
[Exhibit B-Ind Land Sales Ask Price Comparison.pdf](#)
[Map of Southpoint Parcels.pdf](#)

7. Information Items

[25-0215](#) Comprehensive Plan Community Workshop

Attachments: [Plan Appleton March Workshop Flyer.pdf](#)

[25-0216](#) Inspection Division Permit Summary Report Ending 2-28-25

Attachments: [Inspections Permit Report February 2025.pdf](#)

8. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Any questions about items on this meeting are to be directed to Kara Homan, Director, Community Development Department at 920-832-6468.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible.



City of Appleton

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Meeting Minutes - Final Community Development Committee

Wednesday, February 26, 2025

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Chair Hartzheim called the meeting to order at 4:30 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 5 - Hartzheim, Jones, Smith, Siebers and Wolff

Others present:

Elle Downs

Jena Bunes

4. Approval of minutes from previous meeting

[25-0145](#)

CDC Minutes from 2-12-25

Attachments: [CDC Minutes 2-12-25.pdf](#)

Jones moved, seconded by Smith, that the Minutes be approved. Roll Call.

Motion carried by the following vote:

Aye: 5 - Hartzheim, Jones, Smith, Siebers and Wolff

5. Public Hearing/Appearances

6. Action Items

[25-0146](#)

Request to approve an extension of the purchase date to May 1, 2025 under the Development Agreement (Phase II) with Merge LLC for a mixed-use development located on the southeast corner of W. Washington Street and N. Appleton Street (Tax Id #31-2-0272-00) in Tax Increment Financing District No. 11

Attachments: [Merge Ph II DA Extend Purchase Date Memo to CDC 02-26-25.pdf](#)

Jones moved, seconded by Smith, that the extension of the purchase date be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Hartzheim, Jones, Smith, Siebers and Wolff

7. Information Items

8. Adjournment

**Jones moved, seconded by Smith, that the meeting be adjourned at 4:36 p.m.
Roll Call. Motion carried by the following vote:**

Aye: 5 - Hartzheim, Jones, Smith, Siebers and Wolff



CITY OF APPLETON

MEMORANDUM

Date: March 12, 2025
To: Community Development Committee
From: Kara Homan, AICP, Director of Community Development
Kurt W. Craanen, Inspections Supervisor
Subject: Reinspection Fee Increases and Updates to Sections 4-162, 4-292 and 4-418 of Municipal Code

GENERAL INFORMATION

Various sections of Chapter 4 of the Municipal Code establish a reinspection fee, or callback fee. The cost of a reinspection fee in each of these sections is \$35.00. Staff is proposing to increase this fee to \$75.00 and include the fee in the Permit and Inspection Fee Schedule.

PURPOSE OF MUNICIPAL CODE TEXT AMENDMENTS

Once a permit is issued and work commences, required inspections are called into the City and an inspection date and time are established. When the inspector arrives on site, it is expected that the work is completed. When the site is not ready to be inspected, the inspector must come back at a later date. To discourage this from happening, the inspector has the discretion to require that a reinspection fee be paid by the applicant to the City before any new inspections are scheduled.

BACKGROUND

Reinspection fees of \$35.00 are far below what other municipalities charge. A reinspection fee of \$75.00 is consistent with what other municipalities in the area charge.

PROPOSED DRAFT TEXT AMENDMENTS

The text recommended to be added is underlined. The text recommended for deletion is identified by ~~strike through~~.

Sec. 4-162. Miscellaneous fees.

(c) A callback inspection charge shall be ~~established at thirty five dollars (\$35.00) per callback for all work requiring inspection under permit requirements.~~ on file in the office of the City Clerk.

Sec. 4-292. Plumbing fees.

(c) A callback inspection charge shall be established at ~~thirty-five dollars (\$35.00)~~ per callback for all work requiring inspection under plumbing and sewer permit requirements. The callback inspection charge shall be on file in the office of the City Clerk.

Sec. 4-418. Electrical fees.

(h) **Reinspection.** A ~~thirty-five dollar (\$35.00)~~ call back inspection fee may be charged each time a reinspection is necessary due to failure to correct, faulty, defective or incomplete work identified during a prior inspection. The callback inspection charge shall be on file in the office of the City Clerk.

RECOMMENDATION

Staff recommends the proposed text amendments to Chapter 4 Buildings of the Municipal Code **BE APPROVED** for Sections 4-162(c), 4-292(c) and 4-418(h), and the reinspection fee amounts be added to the Building Permit Fee Schedule, Electrical Permit Fee Schedule, Plumbing Permit Fee Schedule, and HVAC Permit Fee Schedule, which are all on file with the City Clerk's office.



CITY OF APPLETON

MEMORANDUM

Date: March 12, 2025
To: Community Development Committee
From: Kara Homan, AICP, Director of Community Development
Kurt W. Craanen, Inspections Supervisor
Subject: Erosion Control Permit Fee Increase and Update to Section 4-161 of
Municipal Code

GENERAL INFORMATION

Update the Municipal Code to include Erosion Control Fees and increase the fee amount from \$40 to \$50.

PURPOSE OF MUNICIPAL CODE TEXT AMENDMENTS

The intention of this text amendment is to add the erosion control permit fee language to Chapter 4, along with other types of permit fees. The Building Permit Fee Schedule and the Erosion Control Permit Fee Schedule, which are on file with the City Clerk's office, will be updated and the fee increased to \$50 for projects that disturb less than one (1) acre.

BACKGROUND

Permit fees were increased in the 2024 and 2025 Annual Budgets; however, the Erosion Control Permit Fee Schedule did not get increased in conjunction with other fees.

PROPOSED DRAFT TEXT AMENDMENTS

The text recommended to be added is underlined. The text recommended for deletion is identified by ~~strikethrough~~.

Sec. 4-161. Permit fees.

(a) **Generally.** Before a permit is issued to a contractor, the owner or his agent for work described in this section, a fee shall be paid to the Director of Finance as follows:

- (10) ~~[Reserved.]~~ **Erosion Control.** The amount of an erosion control permit fee for disturbance of less than one (1) acre shall be on file in the office of the City Clerk.

RECOMMENDATION

Staff recommends the proposed text amendments to Chapter 4 Buildings of the Municipal Code **BE APPROVED** for Section 4-161 Permit Fees, and the Building Permit Fee Schedule and Erosion Control Permit Fee Schedule be updated to increase the erosion control permit fee to \$50 which is on file with the City Clerk's office.



CITY OF APPLETON

MEMORANDUM

Date: March 12, 2025
To: Community Development Committee
From: Kara Homan, AICP, Director of Community Development
Kurt W. Craanen, Inspections Supervisor
Subject: Electrical Permit Fee Update

GENERAL INFORMATION

Update the existing Electrical Permit Fee Schedule.

BACKGROUND

Electrical fees were increased in the 2025 Annual Budget; however, there was an error in the fee amount for work costing \$1,001 to \$10,000. The correct fee amount in the Electrical Permit Fee Schedule should be \$85.00, not \$75.00, for work costing \$1,001 to \$10,000.

PROPOSED DRAFT TEXT AMENDMENTS

No text amendments.

RECOMMENDATION

Staff recommends the Electrical Permit Fee Schedule be updated to correct the fee amount to \$85 for work costing \$1,001 to \$10,000, which is on file with the City Clerk's office **BE APPROVED**.



CITY OF APPLETON

MEMORANDUM

Date: March 12, 2025
To: Community Development Committee
From: Kara Homan, AICP, Director of Community Development
Kurt W. Craanen, Inspections Supervisor
Subject: HVAC Updates to Sections 4-475 to 4-499 of Municipal Code

GENERAL INFORMATION

Update the Municipal Code related to heating, air conditioning and ventilation.

PURPOSE OF MUNICIPAL CODE TEXT AMENDMENTS

The intention of this text amendment is to remove all language related to the Board of Heating Examiners (which is a board that no longer meets), update language regarding what work requires a permit, and provide clear State Code adoption language.

BACKGROUND

The proposed text amendments include language that adopts the Wisconsin Administrative Code relating to mechanical systems (HVAC) and clarifies what mechanical work requires a permit.

On September 1, 2021, Council passed Ord. 66-21 which repealed Article VII. Mechanical (Board of Heating Examiners) in its entirety. However, language pertaining to the Board of Heating Examiners remains in several sections of Chapter 4. The proposed changes remove this language.

PROPOSED DRAFT TEXT AMENDMENTS

The text recommended to be added is underlined. The text recommended for deletion is identified by ~~strikethrough~~.

ARTICLE VII. ~~RESERVED~~ MECHANICAL

Sec. 4-475. Adoption of the Wisconsin State Heating, Ventilating, and Air Conditioning Code.

(a) The Wisconsin State Heating, Ventilating, and Air Conditioning Code, Wisconsin Administrative Code SPS Chs. 323 and 364, and the National Fuel Gas Code, NFPA 54, as amended from time to time, are hereby adopted and incorporated by reference as though fully set forth herein.

DIVISION 3. LICENSE

Sec. 4-476. Required.

~~— (a) **Generally.** No person shall engage in the business of installation, servicing, repairing or cleaning of heating, ventilating or air conditioning equipment without first obtaining a license therefore as required in this Division.~~

~~— (b) **Firms, partnerships and corporations.** A firm, partnership or corporation may perform or contract to perform the work described in subsection (a) of this section so long as it employs a person licensed under this Division who shall have immediate supervision of such work. If the licensee ceases to be employed by such firm, partnership or corporation, a new licensee shall be employed within sixty (60) days.~~

~~— (c) **Persons considered licensed.** A person licensed under this division and the person who employs such licensee shall be a licensed heating contractor for purposes of this article.~~

~~— (d) **Exemption for homeowners.** The owner and occupant of his own home may do the heating work described in subsection (a) of this section in such home without a license, but he must obtain a permit therefore and such work must be inspected and approved by the Inspections Division.~~

(a) **Generally.** No person shall engage in the business of installation, servicing, repairing or cleaning of heating, ventilating or air conditioning equipment without first obtaining a license therefore as required in this Division.

(b) **Firms, partnerships and corporations.** A firm, partnership or corporation may perform or contract to perform the work described in subsection (a) of this section so long as it employs a person licensed under this Division who shall have immediate supervision of such work. If the licensee ceases to be employed by such firm, partnership or corporation, a new licensee shall be employed within sixty (60) days.

(c) **Exemption for homeowners.** A residential property owner may perform the mechanical work described in subsection (a) of this section in his own dwelling, which he owns and occupies, without being a registered contractor.

Sec. 4-477. Application.

~~— Application for a heating contractor's license shall be made to the Inspection Supervisor on a form approved by the Board of Heating Examiners. Such application may contain such information as the Board deems relevant to establish the qualifications of the applicant and must state a place of business. If the applicant operates more than one (1) place of business, a separate license must be obtained for each such place of business.
(Code 1965, §18.01(2); Ord 32-92, § 1, 3-18-92; Ord 174-93, §1, 10-19-93)~~

Sec. 4-478. Fee; renewal.

~~— Each application under this Division shall be accompanied by a fee of five dollars (\$5.00) which shall cover the cost of examination. Applicants passing the examination shall be granted a first year's license upon the payment of an additional fee of fifteen dollars (\$15.00). The license shall expire on December 31. The annual fee for renewal of such license shall be five dollars (\$5.00). The license may be renewed up to September 1 upon the payment of the further sum of one dollar (\$1.00) for each month the applicant is delinquent.
(Code 1965, §18.01(3); Ord 56-09, §1, 4-28-09)~~

Sec. 4-479. Examinations.

~~—The City Clerk shall refer each application under this Division to the Board of Heating Examiners, who shall test each applicant's knowledge and experience as a heating contractor by written examination. All examination papers and the results of each examination shall be kept on file in the office of the Inspections Division.
(Code 1965, §18.01(4)(a); Ord 176-93, §1, 10-19-93; Ord 118-96, §1, 12-18-96; Ord 56-09, §1, 4-28-09)~~

Sec. 4-480. ~~Revocation; suspension.~~

~~—The Board of Heating Examiners may revoke or suspend a license under this Division for a violation of any provision of this article after notice and a public hearing according to the rules of the Board. When a license has been suspended or revoked, no license shall again be issued under this Division to such licensee until he has furnished a bond in the sum of two thousand dollars (\$2,000) for the faithful performance of all work to be performed under the license.
(Code 1965, §18.01(4)(d))~~

Secs. 4-481 – 4-495. Reserved.

DIVISION 4. PERMITS

Sec. 4-496. Required.

~~—A permit shall be required for new installations and additions and alterations to any type of heating, ventilating and air conditioning installation and any type of ductwork. (Code 1965, §18.02(4))~~

(a) *Permit required.* No person shall install within the City any furnace, boiler, air conditioner, fireplace, or woodburning stove and associated piping, or commence any other HVAC work in any structure subject to this article and/or any applicable provisions of the Wisconsin Administrative Code incorporated into this article, without first obtaining a permit for said work from the Inspection Division. In addition to any plans and specifications otherwise required under this article, the Inspection Division may require additional information consistent with their duty to review such plans prior to issuing permits under this section.

(b) *To whom issued.* Permits shall only be issued to a licensed contractor or the owner of a residential property, who resides in that property at time of application. Permit fees shall be nontransferable.

(c) *Application.* An application for an HVAC permit shall be filed with the Inspection Division on a blank form to be furnished for that purpose. The application shall include the name, phone number, and email address of the applicant and shall state that the applicant will be bound by and subject to the rules and regulations of the State of Wisconsin and the ordinances of the City of Appleton.

Sec. 4-497. Heating Permit fees.

Heating, ventilating and air conditioning permit fees shall be required as follows for the following installations:

~~—(a) *Residential heating systems.* For new one (1) and two (2) family residential heating systems, the amount of the permit fee shall be on file in the office of the City Clerk.~~

~~—(b) *Residential alterations.* For alterations to one (1) and two (2) family buildings, including equipment replacement and conversions, the amount of the permit fee shall be on file in the office of the City Clerk.~~

~~—(c) *Residential central air conditioning.* For one (1) and two (2) family residential central air conditioning systems, the amount of the permit fee shall be on file in the office of the City Clerk.~~

~~—(d) *Commercial and industrial installations.* For commercial and industrial installations, including new installations, alterations or additions to heating, ventilating, air conditioning and exhaust systems, the amount of the permit fee shall be on file in the office of the City Clerk.~~

~~—(e) **Stoves; fireplaces.** The amount of the permit fee for wood burning stoves and fireplaces shall be on file in the office of the City Clerk.~~

~~—(f) **Reinspection.** A callback inspection charge shall be established at thirty-five dollars (\$35.00) ~~(75.00)~~ per callback for all work requiring inspection under mechanical permit requirements.~~

~~—(g) **Penalty for commencing work without permit.** The fee for installation of any heating, ventilating or air conditioning unit without a permit shall be triple the permit fee prescribed in this section when a permit is obtained. Payment of any fee mentioned in this subsection shall in no way relieve any person of the penalties that may be imposed for violation of this article.~~

(a) **Where work requires a permit.** Heating, ventilation and air conditioning permit fees shall be on file in the office of the City Clerk.

(b) **Reinspection.** A reinspection charge shall be established per callback for all work requiring inspection under mechanical permit. The reinspection charge shall be on file in the office of the City Clerk.

(c) **Penalty for commencing work without permit.** The fee for installation of any heating, ventilating or air conditioning unit without a permit shall be triple the permit fee prescribed in this section when a permit is obtained. Payment of any fee mentioned in this subsection shall in no way relieve any person of the penalties that may be imposed for violation of this article.

Sec. 4-498. ~~Application; issuance.~~

~~—Article II, Division 3 of this chapter shall apply to the application for and issuance of permits to do work under this article.~~

~~(Code 1965, §18.02(1))~~

Sec. 4-499. Use of license to obtain permit for another.

No licensee under this article shall take out a permit for work to be done by another contractor. ~~Violation of this Section shall be cause for revocation of the contractor's license and the Inspections Division may refuse the work.~~
(Code 1965, §18.02(3); Ord 176-93, §1, 10-19-93; Ord 118-96, §1, 12-18-96)

Secs. 4-500 – 4-515. Reserved.

RECOMMENDATION

Staff recommends the proposed text amendments to Chapter 4 Buildings of the Municipal Code **BE APPROVED** for Sections 4-475 to 4-499.



CITY OF APPLETON

MEMORANDUM

Date: March 12, 2025
To: Community Development Committee
From: Lily Paul, Economic Development Specialist
Subject: Business/Industrial Park Land Sale Pricing

Staff completes an annual review of the selling price of land in the City's business/industrial parks to ensure competitiveness to retain or recruit business to the City. Currently, the selling price of land in the City of Appleton's Southpoint Commerce Park is \$43,000.00/acre. The City has no remaining parcels for sale in the Northeast Business Park (NEBP).

There are 3 privately held lots not developed in the Northeast Business Park subject to the City's right to repurchase and one in the Southpoint Commerce Park. Privately owned, undeveloped lots are flagged in the City's AS400 system, and notification is given on the real estate inquiry form to ensure the City's right to repurchase is triggered as appropriate.

The industrial market for lease and purchase space has been tightening up over the past few years creating a scarcity of large and small industrial space. As a result, we have seen increased activity in the Southpoint Commerce Park (both contracts and inquiries). This has generated greater interest in "speculative" building and, in turn more inquiries about optioning land. In 2020, Council approved an option fee of 2% of the purchase price per year for parcels in excess of 5 acres. The option fee for lots less than 5 acres is 1% of the purchase price per year. This helps protect the City's inventory of marketable parcels while preserving the smaller users' ability to ensure they have control of their expansion space.

Additionally, when a real estate broker has been involved in the sale of a parcel in Southpoint, the City has historically paid a commission of eight percent (8%) of the sale price to procuring broker. This is the market rate for commissions on land sales and helps attract/retain the assistance of real estate brokers.

In the Southpoint Commerce Park, there are 16 fully improved lots available, of which 1 is under contract with F Street Development. The total inventory, not under contract is approximately 51 acres.

The City has an additional approximately 100 acres in Southpoint between Coop Road and Eisenhower Drive that began infrastructure installation in the Summer of 2024 and is expected to be finished Spring 2025. This development will yield approximately 80 developable acres (12 marketable lots). All available lots in the Southpoint Commerce Park are served by regional

stormwater detention, and a wetland delineation was completed in 2020. See attached map for the available lots in Southpoint.

In order to ascertain how competitive Appleton is with the surrounding real estate market, staff prepared an Industrial Land Asking Price Comparison (Exhibit B). Data was gathered from: direct contact with sellers, CoStar (which is a commercial real estate listing and comparable data service), and the Wisconsin Department of Revenue. There are additional lots marketed as available for industrial use in the Fox Cities, but many of those could also be commercial which commands a much higher price and are not good comparables. All referenced industrial lots are broken down into one of three categories:

- 1) Municipally owned lots available for sale
- 2) Privately owned lots available for sale
- 3) Recent sales comparison

In determining the sale price of lots, staff considers several factors, including the City's investment in creating the business park, cost to develop at these locations, competitive lot pricing, and uses of the property. It should also be noted that land pricing is but one component of actual "cost" when a business is considering a purchase in a business/industrial park. Infrastructure, access, timing, availability of TIF financing and other incentives are all factored in.

Based on this analysis, staff would recommend the City maintain its current selling price of \$43,000 for business/industrial park land and option fees as outlined below. This puts Appleton in the middle range with regard to land prices.

RECOMMENDATION

The City of Appleton hold selling prices for business/industrial park land as follows:

Southpoint Commerce Park

All lots - \$43,000/Acre

The City of Appleton hold option fees to reflect 1% of the purchase price annually for lots of 5 or less acres and 2% of the purchase price annually for lots greater than 5 acres. City continue to pay a commission of eight percent (8%) of the sale price when licensed broker is procuring cause for a transaction.

Note: Land prices are for fully improved lots and include the cost of concrete pavement.

EXHIBIT A

2010-2024 INDUSTRIAL LAND SALES COMPARISON (Municipal & Private Sales)

Location	Sale Price	Size (In Acres)	Price/Acre	Sale Date	
Oak Grove Rd. Prosperity Ctr., Kaukauna	\$437,000.00	12.9	\$33,876	April 24	Klink Equipment
Evergreen Dr. Kaukauna	\$1,978,300	34.09	\$58,032	June 24	Checker Logistics Inc (Private)
NWC Eisenhower & Plank	\$150,000	2.21	\$67,873	Mar-23	Commercial
Hwy. 15 & Mayflower, Grand Chute	\$450,000	12	\$37,500	Jun-23	
Southpoint (Appleton)	\$615,980	16.21	\$38,000	23-Sep	F Street BTS
E Glendale (NEBP)	\$235,000	7.92	\$29,672	Nov -22	Partially usable (Wetlands)
Consolidated Ct., Grand Chute	\$525,000	5.35	\$98,131	Aug -22	Southwest Park
1401 E Evergreen, Grand Chute	\$715,000	17.59	\$40,648	May -22	
Southpoint (Appleton)	\$130,000	3.25	\$40,000	May -22	Farrell Investments
Southpoint (Appleton)	\$86,400	2.17	\$39,816	April - 22	Romenesko Developments, Inc.
Evergreen Dr. Little Chute	\$1,112,000	28.6	\$38,881	Dec -21	Midwest Carriers
Southpoint (Appleton)	\$1,339,120	35.23	\$38,011	Dec. - 21	F Street Development (Phase II)
Southpoint (Appleton)	\$555,180	14.61	\$38,000	Sept.-20	F Street Development (Phase I)
2433 Airport Park Dr. Greenville	\$108,000	2.62	\$41,221	Aug. -20	Red Top Cab Co.
NEBP (Appleton)	\$57,600	1.44	\$40,000	July-20	S&D Masonry
892 Cold Spring Rd. Fox Crossing	\$129,000	3.5	\$36,857	Jan-20	Keeney Properties LLC
Southpoint (Appleton)	\$144,072	3.48	\$41,400	Oct-19	Custom Offsets
Southpoint (Appleton)	\$130,000	3.25	\$40,000	Nov-19	Messenger Property Management
Southpoint (Appleton)	\$168,400	4.21	\$40,000	May-19	New Morning Coffee Roasters
Greenville Dr. Greenville	\$1,109,920	32.3	\$34,362	July - 19	Burns & McDonnell
Randolph Dr. Kaukauna	\$152,000	4	\$38,000	2019	Velocity Water Works
Evergreen Dr. Little Chute	\$1,100,000	20	\$55,000	Jan - 19	Faith Technologies
Southpoint (Appleton)	\$511,000	14.6	\$35,000	Sep-18	Becknell Industrial
7241 Cty Rd. BB Neenah	\$679,000	41.54	\$35,000	June-18	
Oak Grove Rd. Prosperity Ctr., Kaukauna	\$186,200	4.90	\$38,000	Sep-17	Lot 6
Oak Grove Rd. Prosperity Ctr., Kaukauna	\$117,800	3.10	\$38,000	Sep-17	Lot 8
Oak Grove Rd. Prosperity Ctr., Kaukauna	\$117,040	3.08	\$38,000	Sep-17	Lot 9
CB & Rockwood Ln., Neenah (Town of)	\$208,623	10.60	\$19,681	Sep-17	Stuff-N-Storage (A-2 General Farming zoning)
Endeavor Dr., Appleton (SPCP)	\$132,000	3.30	\$40,000	Aug-17	Manda Panda Properties
Endeavor Dr., Appleton (SPCP)	\$150,300	3.34	\$45,000	Aug-17	Alco Tech
Integrity Way, Grand Chute	\$83,000	2.72	\$30,503	Jan-17	
Plank Rd. & Eisenhower, Appleton (SPCP)	\$329,400	7.32	\$45,000	Sep-16	Encapsys
Kaukauna Ind. Park	\$79,800	2.10	\$38,000	May-16	NorthStar Coop
Capitol Dr., Appleton (NEBP)	\$75,950	2.17	\$35,000	Mar-16	Romenesko Developments, Inc.
Goodland/Conkey, Appleton (NEBP)	\$100,000	2.69	\$37,175	Dec-15	Quantum Healthcare
Kaukauna Ind. Park	\$228,000	6.00	\$38,000	Jul-15	Polyflex
Capitol Dr., Appleton (NEBP)	\$155,750	4.45	\$35,000	May-15	RP5, LLC
Goodland Dr., Appleton (NEBP)	\$115,200	2.88	\$40,000	Apr-15	Farrell Investments
Lakeland Dr., Appleton (SPCP)	\$58,000	1.37	\$42,336	Sep-13	Flair

*SPCP=Southpoint Commerce Park

**NEBP=Northeast Business Park

Sources:

Seller Contact
CoStar
WI Dept. of Revenue

EXHIBIT B

INDUSTRIAL LAND ASKING PRICE COMPARISON

Municipally Owned Land Asking Price Comparison

<i>Municipality</i>	<i>Ask Price/Acre</i>	<i>Regional Stormwater</i>	<i>Concrete Streets</i>	<i>Utilities</i>	<i>Incentives</i>
Appleton	\$43,000	Y	Y	Y	N/A
Neenah	\$35,000	Y	Y	Y	TIF/Land grant
Kaukauna	\$34,000 to \$50,000	Y	Y	Y	Redevelopment Authority loans
Harrison	\$35,000	Y	Y	Y	N/A
Town of Clayton	\$100,000	N	N	Y	TIF, Business Park

Privately Owned Land Asking Price Comparison (Over 10 acres, per Catylist listings)

<i>Municipality of Private Property</i>	<i>Ask Price/Acre</i>	<i>Largest Contiguous Lot (In Acres)</i>	<i>Location</i>	<i>Notes</i>
Greenville	\$34,333	75.00	Cty. Rd. CB	In TIF District, Sewer and Water to Lot Line, Seller Willing to Divide
Greenville	\$65,000	24.30	STH 96	In TIF District
Greenville	\$74,956	11.35	Cty. Rd. CB	In TIF District
Greenville	\$201,465	10.92	Cty. Rd. CB	Commercial
Fox Crossing	\$30,443	20.53	Cty. Rd. BB	Price Per Acre was \$39,942 a year ago.
Fox Crossing	\$48,500	41.54	Cty. Rd. BB & Clayton Ave	Willing to Divide
De Pere	\$51,029	11.66	Cty. Rd. PP	All utilities available at the street

Sources:

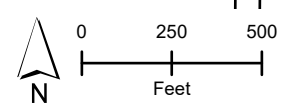
Seller Contact
Catylist
WI Dept. of Revenue

Southpoint Commerce Park

Appleton, Wisconsin



- City Limits
- For Sale (City Owned)
- Under Contract
- Not For Sale
- Park Boundary
- Privately Owned Parcels
- Dedicated to the Public



Plan 
Appleton

Save the Date

In 2016, you asked for a renovated library – we listened! **Now, we want to hear from you again.**

Come check out the renovated library and provide input for Appleton's future at our second family friendly workshop for Plan Appleton. We'll share what we have learned since our open house last November, dive deeper into opportunities, and test recommendations. Presentations will be given at the top of every hour followed by activities to learn more from you. See you there!



Check out the project website to learn more by scanning the QR code or visiting www.planappleton.org

DATE

March 18th, 2025

TIME

Join us for any of the following times

- 4-5 pm
- 5-6 pm
- 6-7pm

LOCATION

Appleton Public Library
200 N Appleton St
Mary Beth Nienhaus
Community Meeting Room
(upper level)



Department of Community Development Inspection Division

Permit Summary Count YTD Comparison

01/01/25 Thru 02/28/25

Report Date: 3/3/2025

Permit Type	Year Issued	Permit Count	Total Estimated Cost	Total Receipt Amount
BUILDING				
	2024	87	57,828,467	147,049.10
	2025	120	14,904,769	57,299.90
		37.93 %	-74.23 %	-61.03 %
DISPLAY SIGN				
	2024	11	147,771	1,100.00
	2025	19	353,610	1,900.00
		72.73 %	139.30 %	72.73 %
ELECTRICAL				
	2024	201	3,639,499	22,786.47
	2025	93	980,138	19,997.25
		-53.73 %	-73.07 %	-12.24 %
EROSION CNTL				
	2024	5		750.00
		%	%	%
HEATING				
	2024	122	5,332,895	13,452.89
	2025	171	10,447,634	25,502.39
		40.16 %	95.91 %	89.57 %
PLAN REVIEW				
	2024	14		5,800.00
	2025	7		1,620.00
		-50.00 %	%	-72.07 %
PLUMBING				
	2024	104	2,286,295	10,019.00
	2025	94	2,139,541	10,073.00
		-9.62 %	-6.42 %	0.54 %
SEWER				
	2024	30	116,597	4,999.00
	2025	25	342,650	5,440.00
		-16.67 %	193.88 %	8.82 %
WELL				
	2024	2		80.00
		%	%	%

Department of Community Development Inspection Division

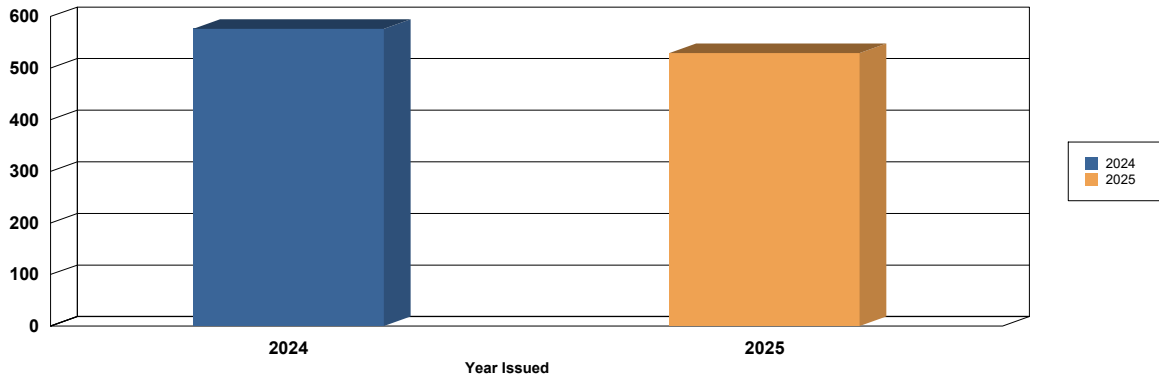
Permit Summary Count YTD Comparison

01/01/25 Thru 02/28/25

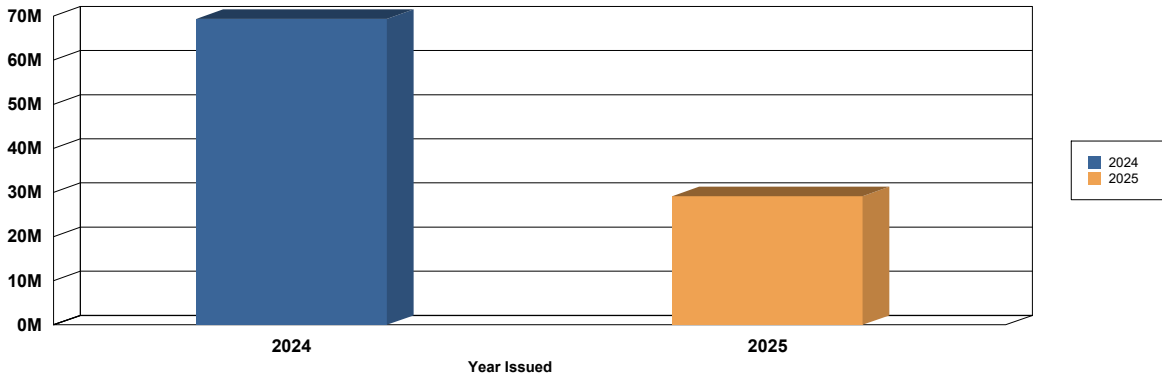
Report Date: 3/3/2025

	2024	2025
Permits	576	529
Estimated Cost	69,351,524.00	29,168,342.00
Receipt Amount	206,036.46	121,832.54

Number of Permits



Estimated Cost



Receipt Amount

