



City of Appleton

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

Meeting Minutes - Final Community Development Committee

Wednesday, October 8, 2025

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Chair Jones called the meeting to order at 4:40 p.m.

2. Pledge of Allegiance

3. Roll call of membership

Present: 5 - Jones, Lambrecht, Heffernan, Fenton and Meltzer

Others present:

Alderperson Sheri Hartzheim, District #13

Sarah Leet, 1027 W. Oklahoma Street

Jed W. Engel, 1745 N. Superior Street

4. Approval of minutes from previous meeting

[25-1191](#)

CDC Minutes from 9-10-25

Attachments: [CDC Minutes 9-10-25.pdf](#)

Lambrecht moved, seconded by Meltzer, that the Minutes be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - Jones, Lambrecht, Heffernan, Fenton and Meltzer

5. Public Hearing/Appearances

6. Action Items

[25-1199](#)

Request to approve the Third Amendment to the Development Agreement with Rise Apartments, LLC for redevelopment located on N. Oneida Street, E. Harris Street, and N. Appleton Street (Tax Id #31-2-0441-00, 31-2-0536-00 and 31-2-0529-00) in Tax Increment Financing District No. 11

Attachments: [RISE DA 3rd Amendment Memo to CDC 10-08-25.pdf](#)
[21-0718 - Rise Apartments - Third Amendment to Dev Agrm - FINAL - 9-30-2025.pdf.pdf](#)

Meltzer moved, seconded by Lambrecht, that the Third Amendment to the Development Agreement with Rise Apartments, LLC be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Jones, Lambrecht, Heffernan, Fenton and Meltzer

7. Information Items

[25-1193](#)

Inspection Division Permit Summary Report Ending 9-30-25

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

This item was presented and discussed.

[25-1194](#)

2026 Community Development Department Budget

Attachments: [2026 Community Development.pdf](#)
[2026 Community Development Grants.pdf](#)
[2026 Ind Park Land Capital Projects Fund.pdf](#)
[2026 Community Devel Capital Projects Fund.pdf](#)
[2026 TIF 3.pdf](#)
[2026 TIF 6.pdf](#)
[2026 TIF 7.pdf](#)
[2026 TIF 8.pdf](#)
[2026 TIF 9.pdf](#)
[2026 TIF 10.pdf](#)
[2026 TIF 11.pdf](#)
[2026 TIF 12.pdf](#)
[2026 TIF 13.pdf](#)

This item was presented and discussed.

8. Adjournment

Meltzer moved, seconded by Fenton, that the meeting be adjourned at 5:19 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Jones, Lambrecht, Heffernan, Fenton and Meltzer