



# CITY OF APPLETON

## MEMORANDUM

**Date:** February 12, 2025  
**To:** Community Development Committee  
**From:** Lily Paul, Economic Development Specialist  
**Subject:** Extension of Terms to the TIF #11 Development Agreement Between Oshkosh Investment, LLC and the City of Appleton

---

## GENERAL INFORMATION

**Applicant:** David Baehr

**Owner:** Lofgren Properties 6, LLC and Oshkosh Investment LLC (Developer)

**Address/Parcel Number:** 200 W. College Avenue (Parcel Id #31-2-0263-00)

**Request:** Applicant is requesting to extend the Development Agreement Terms: Extending the minimum assessed value date from January 1, 2025 to January 1, 2026.

**Community Development Committee Meeting Date:** February 12, 2025

**Common Council Meeting Date:** February 19, 2025

---

## PROJECT DETAILS

**Project Summary:** The property was purchased in 2022 by the current owner, and a development agreement was approved on January 18, 2023 for the creation of one floor lower-level entertainment area, one floor of commercial/retail space, and two floors consisting of approximately twenty-four (24) market rate living units. Since acquisition, Developer has secured a lease with Chase Bank for a portion of the first floor and recently secured a tenant for the remainder of the first floor. It is a brew pub. Construction continues on the upper floor residential units.

The development agreement calls for completion of the project by December 31, 2024 and a minimum assessed value of \$6,000,000 on January 1, 2025. Please find a letter attached from the applicant requesting that the extension to the minimum assessed value date (January 1, 2025) be extended one (1) year to January 1, 2026. The letter explains previous delays in construction and the ongoing progress being made on the upper floor residential units and first-floor commercial tenant space.

Additionally, the City and Developer have agreed to the dedication of part of parcel #31-2-0263-00. As shown on the attached map, a small portion of this property functions like an alley but is not currently dedicated as public right-of-way. It would be in the public's best interest that this portion of the alley be dedicated to the public for continuity and traffic reasons. Action on the public dedication will appear at future Plan Commission and Common Council meetings, once the appropriate survey documents have been prepared.

## **RECOMMENDATION**

An extension of the completion date and minimum assessed value date to January 1, 2026, under the Development Agreement between the City of Appleton and Oshkosh Investment, LLC for Tax Id #31-2-0263-00 **BE APPROVED** contingent on the dedication of a portion of parcel #31-2-0263-00 to the public.