



CITY OF APPLETON

MEMORANDUM

Date: May 13, 2026
To: City Plan Commission
From: Steph Lynaugh, Economic Development Specialist
Subject: Establishing Boundaries and Project Plan for Tax Increment District #14

GENERAL INFORMATION

Enclosed is a draft project plan for Tax Increment District #14 (Wilden Portfolio Park) for your review and recommendation, along with a summary presentation, both prepared in consultation with our TID advisor, Ehlers Associates.

Various colleagues from Community Development, Public Works, Parks and other City departments worked with Ehlers to draft the project plan. The proposed boundaries of Tax Increment District #14 can be reviewed on pages 7-9 of the project plan. The district is generally located north of Interstate 41, east of North Meade Street, west of North Ballard Road, and south of Edgewood Drive.

Projects and cost estimates are identified on the Map (page 21) & Project chart (page 25). Identified projects include core public infrastructure and neighborhood amenities (such as parks), identified using the City's Comprehensive Plan (*Plan Appleton*), the Comprehensive Outdoor Recreation Plan, and the City's bicycle and pedestrian plans; and anticipated development incentives required for certain privately initiated development components. All identified projects and development incentives would require future actions of various boards and commissions. Inclusion of these items in the plan does *not* bind the City to any of the proposed projects; it merely makes them eligible to be funded, in whole or in part, with TID funding.

Tax Increment Districts are regulated by Section 66.1105 of the Wisconsin State Statutes. These statutes require that in order to create a new tax incremental district and approve the project plan, the Plan Commission, Common Council, and Joint Review Board must review and recommend approval. The Plan Commission is being asked to review and make recommendation to the Common Council in regard to the submitted Tax Increment District #14 Project Plan and boundaries.

Staff respectfully requests the Plan Commission recommend **approval** of the attached Project Plan & Boundary, as proposed.