

COMMUNITY DEVELOPMENT DEPARTMENT

2025 Mid-Year Report

All figures through June 30, 2025

Significant 2025 Events:

Planning

1. Lead and coordinate the Comprehensive Plan Update and subarea planning in collaboration with SmithGroup.
2. Annexation of 168 acres for future residential development and 11 acres for future commercial development from the Town of Grand Chute.
3. Preliminary plat approval of Wilden Portfolio Park consisting of 263 acres on the Thrivent site. The plat consists of 14 lots for mixed-use, commercial, park and open space, and residential developments.
4. Preliminary plat approval of Mission Ridge North, with 72 acres consisting of 127 lots for residential development.
5. Preliminary plat approval of Glenmore Park, with 60 acres consisting of 141 lots for residential development.
6. During the second half of 2024 and first half of 2025, the site plan review team approved approximately 40 multi-family dwelling units, 427,000 square feet of industrial space, 294,000 square feet of office/commercial space, and 3,700 square feet of institutional space.
7. Zoning amendments to simplify the rezoning process, move private driveway regulations into the zoning code, and eliminate special use permits for alcohol sales/service (to remove redundancy in permitting).
8. In collaboration with Outagamie County, Town of Grand Chute, ECWRPC, and other agencies, created a vision document for West College Avenue, known as “A New Avenue” (Mall Drive to Richmond Street).

Community & Economic Development

9. Evaluated developer proposals and commenced negotiating a joint development agreement for the Valley Transit Mixed Use Development Project. Transferred land from ARA to Valley Transit in preparation to redesign the Transit Center.
10. Hosted InDevelopment Conference at the Thrivent Headquarters which brought attention to Thrivent's Master Plan and development opportunities within their plats.

11. Offered training opportunities for neighborhood organizations through the Neighbors in Action Workshop. This was funded by American Rescue Plan Act.
12. Infrastructure work for Southpoint Commerce Park expansion is complete, along with updated covenants to help market these lots for future development.
13. The 2024 Consolidated Annual Performance and Evaluation Report (CAPER) was prepared and submitted to the federal Housing and Urban Development Department (HUD).
14. Updated 2025-2029 Consolidated Plan for Community Development Block Grant Program. The Plan summarizes the needs of the community, determined by data and public opinion surveys, creates measurable goals, and outlines the strategies the City will use to achieve the planned outcomes.
15. Staff continues to promote competitive grant funds available to registered neighborhoods through The Neighborhood Grant Program (TNGP). Applications are expected for projects in Historic Central Neighborhood (tree planting in Arbutus Park) and Lawrence-City Park Neighborhood (annual block party). The first cohort of neighborhood leaders participated in the Neighbors in Action Workshop project, supported through ARPA funding, during February to May 2025. This educational and leadership opportunity is expected to yield additional self-guided neighborhood group participation and generate additional neighborhood grant requests going forward.
16. At mid-year, the Homeowner Rehabilitation Loan Program solicited one round of applications and began initiation of construction projects. The program is projected to rehabilitate 20 owner-occupied housing units by year-end and invest nearly \$360,000 in home improvement loans.

Geographic Information System (GIS)

17. Migrated deprecated GIS websites to latest supported software platforms.
18. Updated and published regional Fox Cities Trails map for use throughout the community.
19. Provided detailed service area analysis for current and future fire stations.

Assessing

20. Successfully completed nearly 1,800 interior inspections above typical workload of sales, new construction, and permits. We are now on-track to attempt an inspection on every home in the city once in a ten year period.

Inspections

21. Coordinated complexity of various commercial construction projects in and around City Center (Library Project, Fox Commons, US Venture/222 College Ave, Trout Museum of Art, various AASD projects).

2025 Mid-Year Budget/Actual Comparison:

Community Development Budget/Actual Comparison

for the period ending June 30, 2025

	Current YTD Actual	Current Year Amended Budget	% of Budget Expended
Administration	\$284,551	\$631,239	45.1%
Planning	\$123,468	\$307,358	40.2%
Marketing & Business Services	\$53,111	\$135,381	39.2%
New & Redevelopment Projects	\$56,520	\$109,049	51.8%
Assessing	\$259,948	\$551,595	47.1%
Inspections (Administration)	\$85,940	\$272,269	31.6%
Inspections	\$530,051	\$1,065,292	49.8%
Total:	\$1,393,589	\$3,072,183	45.4%

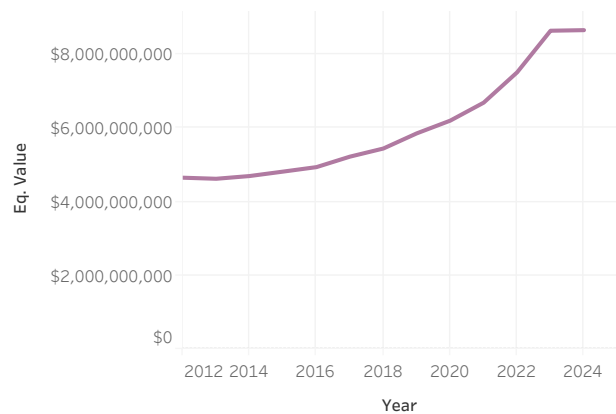
Department Dashboards on the Following Pages:

Community Development

The Community Development Department proactively fosters a healthy economy and a strong, welcoming community. Throughout the year, we will continue creation, execution and implementation of the City’s Economic Development Strategic Plan, primary goals and key strategies that will result in development within targeted districts of the City and enhance the business climate and vibrancy of the community.

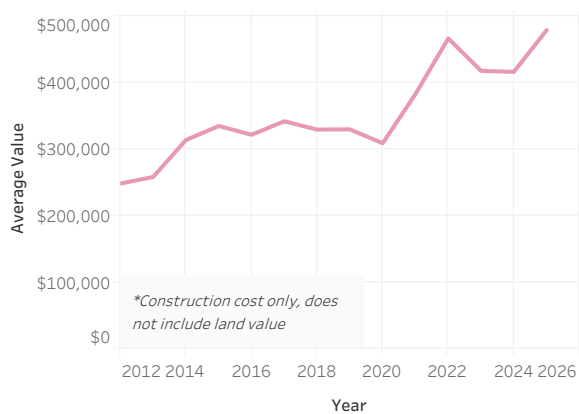
All 2025 values reflective through June 30, 2025.

Equalized Value Growth

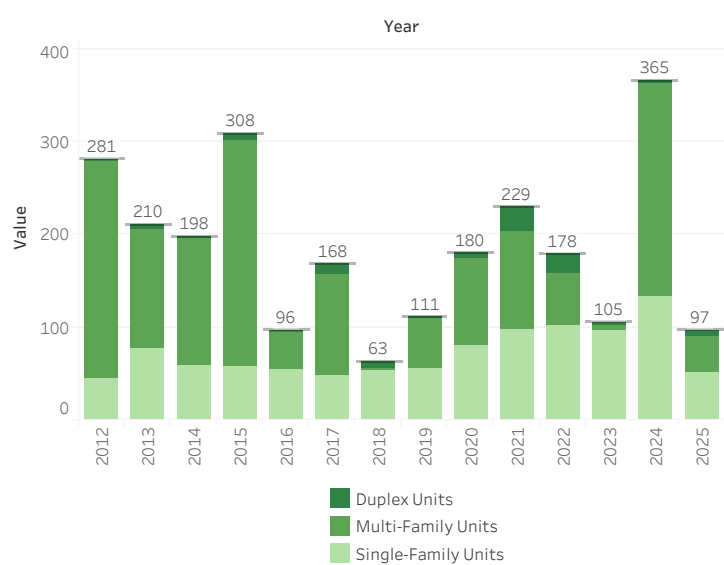


Average Value of New Single Family Homes*

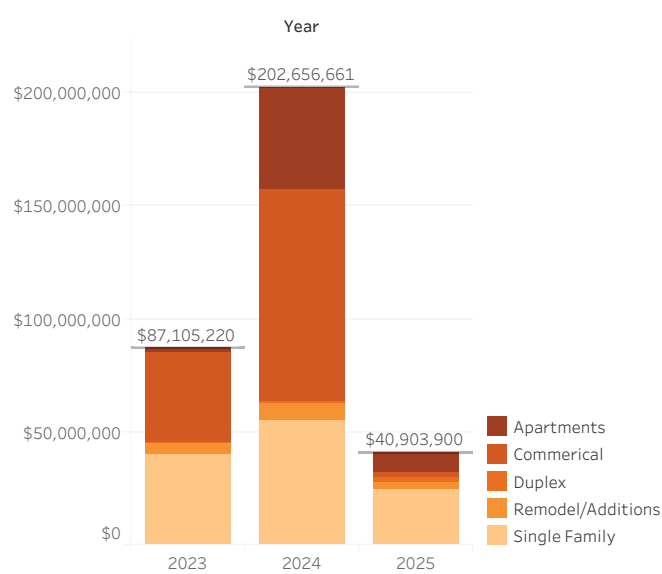
Year
2012 to 2025



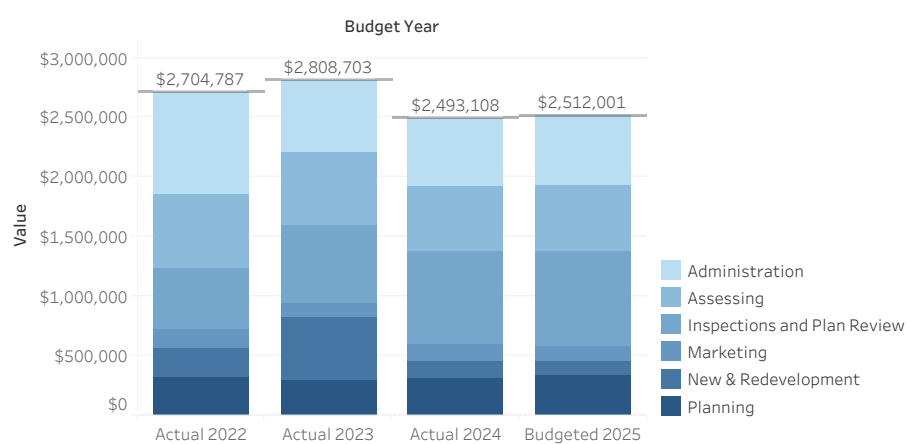
City of Appleton New Housing Units



City Permit Value

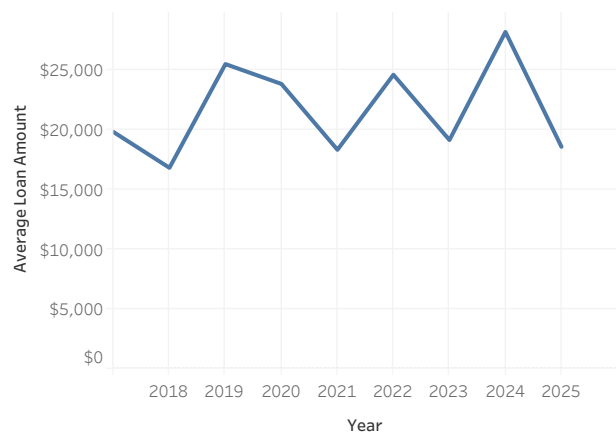


Department Budget Summary

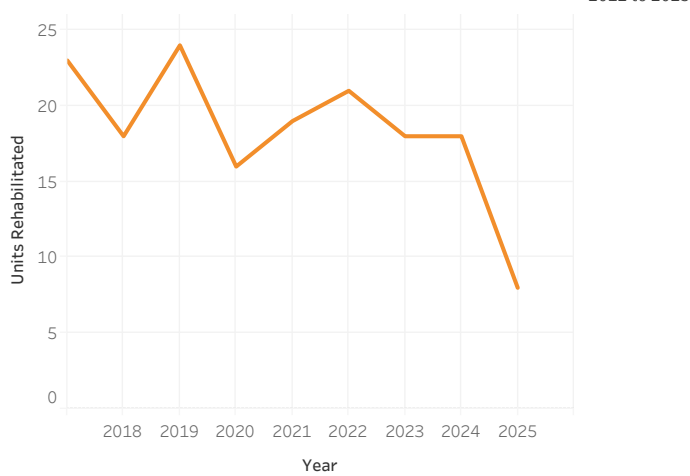


Community Development Cont.

Homeowner Rehabilitation Loan Program - Average Loan Amount



Housing Units Rehabilitated



Inspection Permits

