CITY OF APPLETON

MEMORANDUM

Date: August 27, 2026
To: Finance Committee
From: Kara Homan, AICP, Director of Community Development
Laura Jungwirth, PE, Director of Public Works
Subject: Request to approve Subdivision Development Agreement for Wilden Portfolio Park Development (North Meadows Investment LTD)

Background

The City and North Meadows Investment Ltd. have negotiated a Subdivision Development Agreement for the Wilden Portfolio Park Development, using the City's standard subdivision DA language as a basis. The Agreement establishes the respective responsibilities of the City and Developer for the installation, funding, maintenance, and acceptance of public infrastructure and related improvements.

Under the Agreement, the Developer will be responsible for the initial installation of public infrastructure, including sanitary sewer, water, storm sewer, stormwater facilities, streets, trails, grading, utilities, and related improvements. The Developer will also provide financial assurance to ensure completion of the project per Section 2.02 of the Agreement. The Agreement further establishes responsibilities for stormwater facilities, easements, dedication and acceptance of public infrastructure, and ongoing maintenance obligations (per Exhibit 3). Of note, the City will own and maintain only stormwater facilities that are "regional" in nature consistent with our standard practice in recent years—in this case, Ballard Pond. The City will also own and maintain trails that align with the City of Appleton Trails Master Plan, negotiated in collaboration with Parks & Recreation Director Flick. Developer-owned and maintained trails will include easement language to ensure public access.

Recommendation

The Directors of Community Development and Public Works recommend the attached Subdivision Development Agreement for Wilden Portfolio Park (North Meadows Investment Ltd.) **BE APPROVED.**