



CITY OF APPLETON

MEMORANDUM

Date: July 1, 2026
To: Community Development Committee
Cc: City Plan Commission
From: Kara Homan, AICP, Director of Community Development
Subject: Option Agreement – Future North Side Fire Station Site

The proposed Option Agreement secures the City's ability to acquire property for a future fire station, near the northeast corner of future Evergreen Drive and Meade Street. This general site was identified through a collaborative evaluation by the Fire Department, Parks & Recreation/Facilities Management, GIS, and Planning staff. This joint analysis ensured the selected location is the most advantageous to meet both current service needs and anticipated long-term growth on Appleton's north side. In addition, by securing this general site for our future northside fire station, we can shift the previously identified site on CTH OO/Northland Ave, within Veterans Memorial Park, allowing it to be repurposed for future City needs, to be determined at a later date.

The land will be purchased from North Meadows Investment LTD for \$1. This option agreement is related to a provision in the TIF Development Agreement between the City, Thrivent, and North Meadows Investment LTD, that is currently under consideration for adoption.

Approving the Option Agreement allows the City to preserve this strategic opportunity while providing time for our Facilities team to further evaluate the best layout and configuration for the fire station parcel. The agreement provides the City with an exclusive five-year option to purchase up to 3.5 acres of a portion of proposed Lots 1 & 3 of Wilden Portfolio Park Plat, with the final parcel boundaries to be determined through the subdivision process.

Once the final parcel configuration is established, the necessary land division and public acquisition approvals will be brought forward for consideration by the City Plan Commission and Common Council.

cc: Jeremy Hansen, Fire Chief
Tom Flick, Parks & Recreation Director