



**A G E N D A**  
**CITY OF WAUPUN ECONOMIC DEVELOPMENT**  
Waupun Utilities, Conference Room 817 S Madison  
St., Waupun, WI 53963  
Tuesday, April 07, 2026 at 8:00 AM

**The Waupun Economic Development Committee will meet In-person, virtual, and teleconference. Instructions to join the meeting are provided below:**

**Virtual:** [https://url.avanan.click/v2/r01/\\_\\_\\_https://us02web.zoom.us/j/88544951608?pwd=salQ5laX0xaSZbSpQy3DYo96MHxNIR.1\\_\\_\\_YXAzOmNpdHlvZndhdXB1bjphOm86MzA3OTE0NGNhNDAYOGUwOGIzYmJiZDI4MzZjNmMmQ6NzoxNGQ3OjE5MzBiYWVmOTZkOTYyNDJlOWVjYTI4Njk1NDcxODE1MTQ1MGYyYzMwNzA2OTE0YzVINjJlOTMwZDE1Y2YyNTI6cDpUOk4](https://url.avanan.click/v2/r01/___https://us02web.zoom.us/j/88544951608?pwd=salQ5laX0xaSZbSpQy3DYo96MHxNIR.1___YXAzOmNpdHlvZndhdXB1bjphOm86MzA3OTE0NGNhNDAYOGUwOGIzYmJiZDI4MzZjNmMmQ6NzoxNGQ3OjE5MzBiYWVmOTZkOTYyNDJlOWVjYTI4Njk1NDcxODE1MTQ1MGYyYzMwNzA2OTE0YzVINjJlOTMwZDE1Y2YyNTI6cDpUOk4)

**Meeting ID:** 885 4495 1608

**Passcode:** 829896

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT** --*State name, address, and subject of comments. (2 Minutes)*

**CONSENT AGENDA**

1. Minutes from January 29, 2026 Economic Development Committee Meeting

**DISCUSSION**

2. Pending Legislative Changes on Housing
3. TID 3 Back Alley Bids

**ADJOURN TO CLOSED SESSION**

The Economic Development Committee will adjourn in closed session under Section 19.85 (1) of the WI Statutes for:

(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

4. Negotiate Public Land Sale and Investment in TID9 for Housing and Commercial Development Along Shaler Drive
5. Negotiate Land Sale in TID 7, Heritage Ridge
6. Negotiate Land Acquisition for Industrial Park Needs
7. Negotiate Redevelopment of 331 Bly Street, TID 10

**RECONVENE TO OPEN SESSION**

The Economic Development Committee will reconvene in open session under Section 19.85(2) of the WI Statutes.

**ACTION FROM CLOSED SESSION**

**ADVANCED PLANNING**

**ADJOURNMENT**

*Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.*



**MINUTES**  
**CITY OF WAUPUN ECONOMIC DEVELOPMENT**  
**Waupun City Hall – 201 E. Main Street, Waupun WI**  
**Thursday, January 29, 2026 at 1:30 PM**

Item 1.

Meeting called to order at 1:30 pm by chairperson Kaczmarski.

Roll call taken. Members in attendance include Kaczmarski, Westphal, Siebers, Brooks. Absent and excused McArthur. Also in attendance, Attorney Vande Zande, Mayor Biship, Administrator Schlieve, Assistant Administrator Langenfeld, and Public Works Director Daane.

No one present for public comment.

Motion Siebers, second Westphal to approve Economic Development Committee minutes from December 11, 2025. Carried unanimously.

Motion Siebers, second Westphal to adjourn in closed session under Section 19.85 (1) of the WI Statutes for: (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

2. Negotiate Land Acquisition Monroe Street Stormwater Pond
3. Investment of Public Funds for Housing Development in TID 9, North of Claggett Avenue
4. Investment of Public Funds for Housing Development in TID 7, Heritage Ridge

Motion Westphal, second Siebers to reconvene in open session under Section 19.85(2) of the WI Statutes.

No action from closed session.

Motion Brooks, second Siebers to adjourn the meeting at 2:25 pm. Carried unanimously.



# AGENDA SUMMARY SHEET

**MEETING DATE:** April 7, 2026

**TITLE:** Pending Legislative Changes on Housing

**AGENDA SECTION:** DISCUSSION

**PRESENTER:** Kathy Schlieve

DEPARMTENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	
Economic Development	TID 3 expenditure	

**ISSUE SUMMARY:**

The Senate and Assembly have passed legislation that is pending signature by the Governor that would allow for the creation of a housing exclusive TID. The legislation removes the 12% of EV cap for standard TIDs in favor of a separate 3% EV provision for housing exclusive TIDs. For Waupun that equates to roughly \$25M of new value. We have developers discussing how we intend to utilize this tool, and it is important that we have a strategic policy discussion before we enter into any development conversations. Questions to consider:

1. What type of housing do we need / want to incentivize?
2. What expectations should we have for developers we work with?
3. What capacity constraints might we face?
4. What is the impact to overlapping taxing jurisdictions?

**STAFF RECOMENDATION:**

**ATTACHMENTS:**

<b>RECOMENDED MOTION:</b>
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## AGENDA SUMMARY SHEET

**MEETING DATE:** April 7, 2026

**TITLE:** TID 3 Back Alley Bids

**AGENDA SECTION:** DISCUSSION

**PRESENTER:** Kathy Schlieve

DEPARMTENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT
Economic Development	TID 3 expenditure

**ISSUE SUMMARY:**

Bids for back-alley work along the north-side of the 300 and 400 block of E Main have been received and are higher than initially estimated. Staff are meeting on Monday and will have recommendations to review with you at this meeting. We are seeking confirmation of a plan to recommend to the Common Council for approval at their April 14 meeting.

	Sanitary		Water		Storm		Street		Contingency	Total		
	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Actual	Estimate	Estimate	Actual	%Chng
Mill St Water Loop (Alley to EFranklin)	\$ 16,140		\$ 54,540		\$ -		\$ 52,870		\$ 24,710	\$ 148,260	\$ 117,918.15	-20%
Alley (Mill to Madison St)	\$ 49,240	\$ 113,747	\$ 101,830	\$ 220,109	\$ 52,175	\$ 125,653	\$ 153,755	\$ 214,188	\$ 71,400	\$ 428,400	\$ 673,696.65	57%
Alley (Madison to Fond du Lac St)	\$ 12,900	\$ 63,901	\$ 141,600	\$ 304,423	\$ 64,960	\$ 138,539	\$ 231,205	\$ 223,910	\$ 90,133	\$ 540,798	\$ 730,773.80	35%
<b>TOTAL</b>	<b>\$ 78,280</b>	<b>\$ 177,648</b>	<b>\$ 297,970</b>	<b>\$ 524,532</b>	<b>\$ 117,135</b>	<b>\$ 264,192</b>	<b>\$ 437,830</b>	<b>\$ 438,098</b>	<b>\$ 186,243</b>	<b>\$ 1,117,458</b>	<b>\$ 1,522,388.60</b>	<b>36%</b>
Private Improvements	\$ 218,911											
Estimate	\$ 261,933											
% Change	-16%											

**STAFF RECOMENDATION:**

**ATTACHMENTS:**

**RECOMENDED MOTION:**