



**A G E N D A**  
**CITY OF WAUPUN ECONOMIC DEVELOPMENT**  
**Waupun City Hall – 201 E. Main Street, Waupun WI**  
**Tuesday, September 23, 2025 at 9:00 AM**

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

**Online:** <https://us02web.zoom.us/j/81101616269?pwd=n96Zg3ZjmOb51mzZ4LjBTvckwbubge.1>

**CALL TO ORDER**

**ROLL CALL**

**CONSENT AGENDA**

- [1.](#) Minutes July 23, 2025 Economic Development Meeting

**CONSENT AGENDA**

- [2.](#) City Administrator Updates

**ADJOURN TO CLOSED SESSION**

The Waupun Common Council 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.

3. Sale of City-Owned Land in Waupun Industrial Park, TID 9
4. Negotiate Sale of City-Owned Land in Heritage Ridge TID 7
5. Investment of Public Funds for Housing Development at 331 Bly St and in TID 9
6. Investment of Public Funds for Housing Development on City-Owned Land North of Libby Street

**RECONVENE TO OPEN SESSION**

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

**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**  
**COMMITTEE**  
**Waupun City Hall – 201 E. Main Street, Waupun WI**  
**Wednesday, July 23, 2025 at 3:00 PM**

Item 1.

Chairperson Pete Kaczmarski called the meeting to order at 3 pm.

Roll Call taken with members Pete Kaczmarski, Jason Westphal, Dan Siebers, Steve Brooks and Lisa McArthur present. Also in attendance Jeff Daane, Kathy Schlieve, Casey Langenfeld. Absent and excused, Attorney Dan Vande Zande.

No one present for public comment.

Motion Westphal, second McArthur to approve minutes from May 20, 2025 Economic Development Committee Meeting. Carried unanimously.

Discussion on future use of City-Owned Land Northwest of Summer Ave and Rosewood Dr. Water and sewer are run through the site along Rosewood Dr. DPW has put in significant work to clean up the site, has reviewed wetland areas with WI-DNR, and devotes staff time to mow/maintain the property. The site is currently zoned R1/R2 with the northernmost section of the parcel unzoned. In follow-up from May 20, 2025, staff have investigated possible subdivision of the land for the purpose of housing development. Site layout and potential costs were presented and discussed. Estimated cost to develop is \$827K and staff indicated that there is no ability to utilize TID and it is unclear how we would pay for this. In Fox Lake Valido homes is paying \$20K per lot. This could generate ~ \$180K, which would cover stormwater costs. \$647K would need to be financed in some way without a revenue source tied to it. Hartford has used TRIP – however Ehlers advises caution. There is interest in pursuing development on the site and staff is directed to continue working on methods to finance a possible development.

Motion Siebers, second Westphal to adjourn into 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. Carried unanimously.

1. Sale of City-Owned Building at 301 E Main St, TID 3
2. Investment of Public Funds at 1 W Brown St, TID 3
3. Sale of City Owned Land in Heritage Ridge Business Park, TID 7 and 9
4. Investment of Public Funds for Housing Development at 331 Bly St and in TID 9

Motion Siebers, second McArthur to reconvene to open session under Section 19.85(2) of the WI Statutes. Carried unanimously.

No action taken from closed session.

Motion Brooks, second McArthur to adjourn the meeting at 4:25 pm. Carried unanimously.



# AGENDA SUMMARY SHEET

MEETING DATE:

9/23/25

TITLE:

City Administrator Update

AGENDA SECTION:

DISCUSSION

PRESENTER:

Kathy Schlieve

DEPARMTENT GOAL(S) SUPPORTED <i>(if applicable)</i>	FISCAL IMPACT	
Economic Vitality		

ISSUE SUMMARY:  
Updates will be provided on the following:

- 1. Main Street Cohort
- 2. WRNC Loans
- 3. Ignite Rural

STAFF RECOMENDATION:

ATTACHMENTS:

RECOMENDED MOTION: