

Lily W. Paul

From: Justin Frahm <justin.frahm@JSDInc.com>
Sent: Thursday, June 19, 2025 3:22 PM
To: Lily W. Paul
Subject: RE: NE Corner of Goodland Dr. & Conkey Street Medical Office Development
Attachments: 2414764 C2.0 Site Plan.pdf

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Lily:

Thanks for your patience on this, our team was in the process of the updating and finalizing the site plan this past week. See attached for the Site Plan showing the 8' setback for the covenants parking setback exemption request we discussed.

I did speak directly with WE Energies regarding the easement. They are okay with paved area (owner's expense if it needs to be repaired for maintenance), however WE Energies will restrict the placement of landscape trees, signs and light poles within the easement.

Please let us know if there is anything else needed from our team.

Thank You!



Planners · Engineers · Landscape Architects · Surveyors

Justin Frahm, PLA, ASLA, ICSC | Senior Project Consultant | justin.frahm@jsdinc.com

Wausau Regional Office – 7402 Stone Ridge Dr. Suite 4, Weston, WI 54476

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From: Lily W. Paul <Lily.Paul@AppletonWI.gov>
Sent: Wednesday, June 18, 2025 10:51 AM
To: Justin Frahm <justin.frahm@JSDInc.com>
Subject: RE: NE Corner of Goodland Dr. & Conkey Street Medical Office Development

Good morning Justin,

Just following up on the private utility easement shown on the property. I am waiting to bring the variance to the covenants to any committees until it is determined whether or not this easement is occupied or not. I would suggest contacting WE Energies: Scott Sheppard scott.sheppard@wecenergygroup.com

If WE Energies signs off that you can extend parking into it, great. Please provide documentation and I will include that when I bring the variance to covenants to committee. If you cannot, then there is no purpose for me to grant the variance.

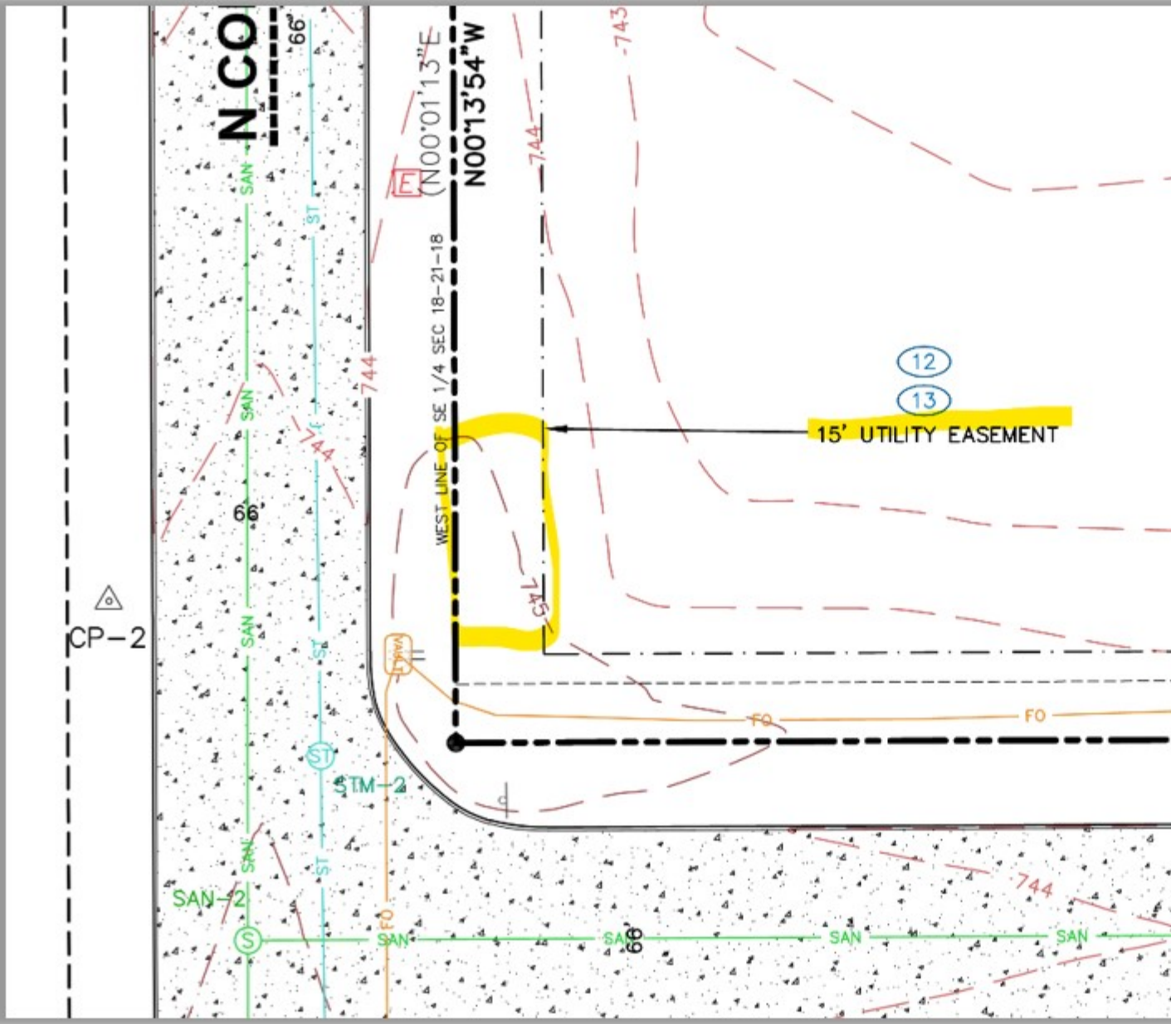
Any questions please let me know,

Lily Paul

Economic Development Specialist
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O: 920-832-6463 | lily.paul@appletonwi.gov
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DEPARTMENT OF
**COMMUNITY
DEVELOPMENT**



From: Lily W. Paul
Sent: Tuesday, June 10, 2025 12:00 PM
To: Justin Frahm <justin.frahm@JSDInc.com>
Cc: Colin L. Kafka <Colin.Kafka@appletonwi.gov>
Subject: RE: NE Corner of Goodland Dr. & Conkey Street Medical Office Development

Justin,

Received. Thank you for sending this over.

I was made aware of a private utility easement on this property. Would you be able to provide that utility easement in your site plan and send over?

Thank you

Lily

Lily Paul

Economic Development Specialist
City of Appleton, Community Development
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DEPARTMENT OF
**COMMUNITY
DEVELOPMENT**

From: Justin Frahm <justin.frahm@JSDInc.com>
Sent: Monday, June 9, 2025 4:26 PM
To: Lily W. Paul <Lily.Paul@AppletonWI.gov>
Cc: Colin L. Kafka <Colin.Kafka@AppletonWI.gov>
Subject: NE Corner of Goodland Dr. & Conkey Street Medical Office Development

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Lily:

In follow-up to recent Site Plan review by City of Appleton staff and our discussion regarding review of minimum parking setback requirements to the property line set forth by the City of Appleton municipal zoning ordinance, the project development will request an exemption to the Convents for the subject project as follows:

It is noted, Covenants within the district require a minimum setback of 15' to parking, whereas this project requests an exemption to maintain a minimum setback of 8' to parking as required by the City of Appleton Zoning code. With the proposed medical facility and medical office building use, a greater demand for staff, patient and visitor parking is required per ordinance vs. industrial use which requires additional space. Parking areas will be landscaped according to meet municipal zoning requirements.

Please let us know if there is anything else you need for review of this request.

Thank You,



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