



CITY OF APPLETON

MEMORANDUM

Date: July 9, 2025
To: Community Development Committee
From: Lily Paul, Economic Development Specialist, Community Development
Subject: Variance to the Declaration of Covenants and Restrictions for Northeast Business Park – NE Corner of E. Goodland Drive & Conkey Street

GENERAL INFORMATION

Owner: Health Management Partners, LLC

Applicant: Justin Frahm, JSD Professional Services

Address/Parcel Number: NE Corner of E. Goodland Dr. & Conkey Street (Tax Id #31-1-6723-12)

Petitioner's Request: Applicant is requesting a variance to the Declaration of Covenants and Restrictions for Northeast Business Park to allow for an 8-foot parking setback, versus 15 feet.

Community Development Committee Meeting Date: July 9, 2025

Common Council Meeting Date: July 16, 2025

PROJECT DETAILS

Project Summary: It is noted, Covenants and Restrictions within the Northeast Business Park require a minimum setback of 15 feet to parking, whereas this project requests an exemption to maintain a minimum setback of 8 feet 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.

The proposed use for this parcel was approved back in November 2015, therefore, allowing the parking requirements to reflect the use is acceptable.

RECOMMENDATION

A variance allowing a minimum setback of 8 feet to parking per the terms of the Declaration of Covenants and Restrictions, Item 5, **BE APPROVED** subject to the following conditions:

1. Sec. 23-172. Off-street parking and loading standards: C-2 across the street from M-1 and C-2: Minimum landscape buffer restrictions are being met.
2. Prior to construction, applicant must obtain proper Building and Stormwater permits.