



## MEMORANDUM

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*"...meeting community needs...enhancing quality of life."*

TO: Community and Economic Development Committee  
FROM: Matt Rehbein, Economic Development Specialist  
DATE: September 3, 2014  
RE: Variance to setback requirements for Lot 2, CSM 5726 Northeast Business Park

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Cancer Specialists of Northeast Wisconsin, LLC recently purchased the above mentioned property with intent to construct an approximately 60,000 square foot, high end medical building for Fox Valley Hematology & Oncology.

CEDD has received a written request for a variance to the setback requirement in the Declaration of Covenants and Restrictions to allow for Cancer Specialists of Northeast Wisconsin, LLC to connect to the Orthopedic and Sports Institute of the Fox Valley building immediately to the south (See attached letter and sketch). Zoning on this parcel is C-2 which does not require any side yard setback. The mutual use of diagnostic equipment and would expand offerings to patients and improve patient care.

*Staff Recommendation:*

A variance to the Deed Restrictions, Item 2, Lots 29,30 Section E for the Northeast Business Park Plat No. 3, allowing for zero setback to allow for connection to the adjacent Orthopedic Sports Institute building located at 2105 E. Enterprise Drive, **BE APPROVED.**



**FOX VALLEY**  
**HEMATOLOGY & ONCOLOGY**  
Cancer Specialists of Northeast Wisconsin

William C. Guenther, M.D.  
Avi Bar-Lev, M.D.  
John D. Swanson, Jr., M.D.  
Anthony W. Phillips, M.D.  
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Alicia M. Schumacher, APNP  
Sara J. Meiers, APNP  
Patricia J. Martins, APNP

*On behalf of Fox Valley Hematology and Oncology located at Lot 2 CSM 5726 Gateway Drive within the Northeast Business Park, a variance is requested to alter the south side yard setback.*

*The Declaration of Covenants and Restrictions for the Northeast Park requires a 25' setback for the lots in question. We are requesting the setback be reduced to 0' to accommodate a 10' wide structural link connecting the current facility to the Existing Orthopedic and Sports Institute Facility. See Attached Diagram.*

*The link will allow the opportunity to share equipment/resources, expanding our offerings to patients and improving patient care.*

Thank You,

Kevin Bradford  
Chief Operating Officer  
**Fox Valley Hematology & Oncology, S.C.**  
Cancer Specialists of Northeast Wisconsin  
900 E. Grant St.  
Appleton, WI 54911

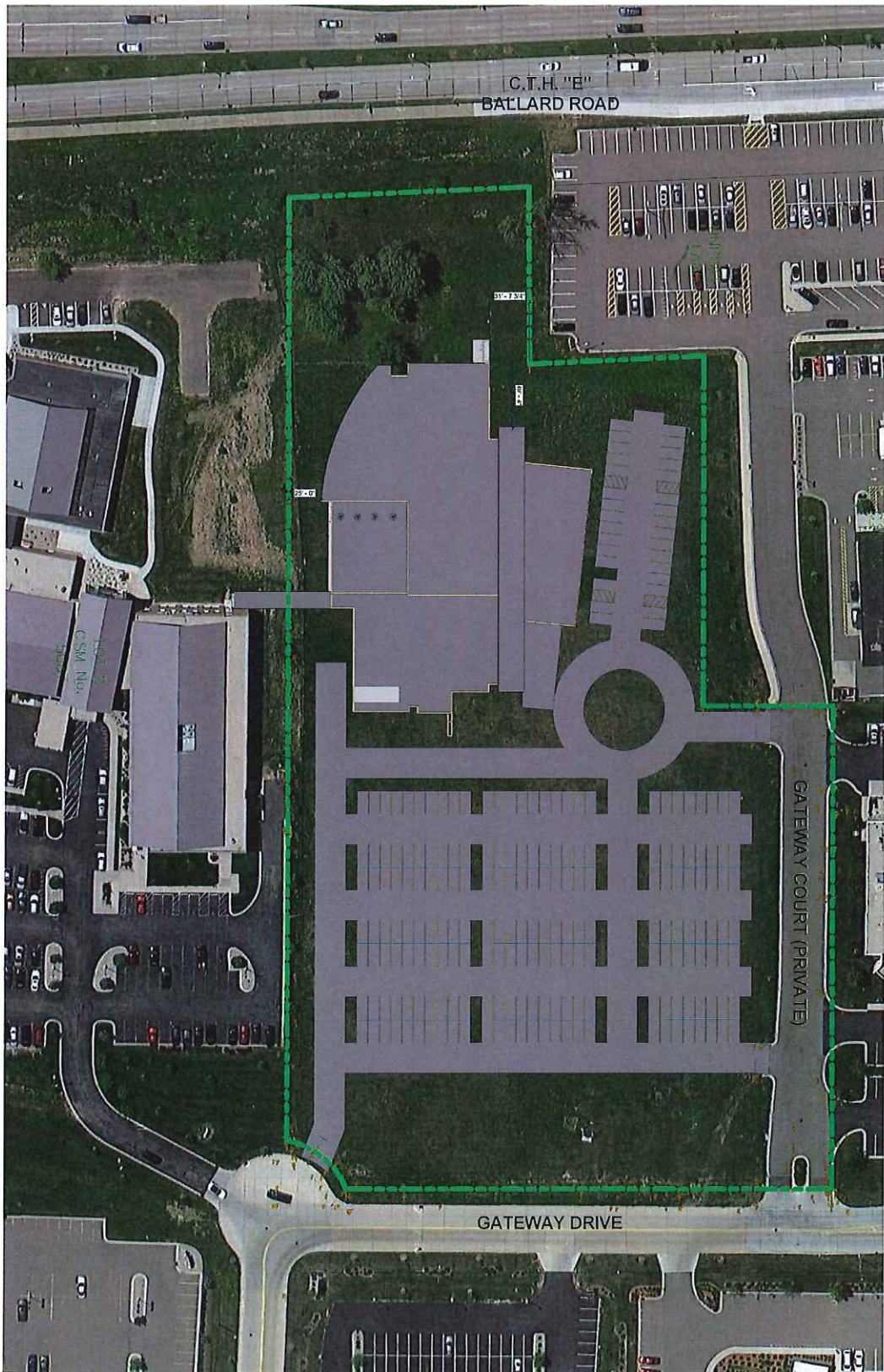
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Martha Siekman Cancer Center • Appleton Medical Center • 900 E. Grant St. • Appleton, WI 54911-3487  
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Madison Center • 1531 S. Madison St., Suite 250 • Appleton, WI 54915  
(920) 730-4429 • (866) 302-4429 • Fax (920) 831-1472



1 SITE PLAN  
 11/14/2014  
 11/14/2014

PRELIMINARY — NOT FOR CONSTRUCTION

A NEW FACILITY FOR:  
 FVHO APPLETON, WI  
 ARCHITECTURAL SITE PLAN

NO.	DATE	REVISION

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