



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

---

**COMMUNITY DEVELOPMENT COMMITTEE  
AGENDA**

**5:00 P.M., September 10, 2007  
Sixth Floor, Committee Room 6 A/B  
100 North Appleton Street**

1. Call meeting to order.
2. Roll call of membership.
3. Approval of minutes from August 6, 2007.
4. **APPEARANCES**  
—None—
5. **ACTION ITEMS**
  - a. Partial Waiver of Restrictive Covenants – Northeast Business Park Plat #3
  - b. Business Recognition Awards
6. **INFORMATION ITEMS**  
—None—
7. Adjournment

# Memorandum

---

TO: Community Development Committee

FROM: Pete Hensler, Director

DATE: September 10, 2007

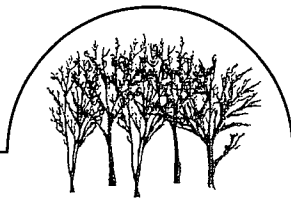
RE: Partial Waiver of Restrictive Covenants-Northeast Business Park Plat #3

The Restrictive Covenants for the Northeast Business Park No. 3 include a clause that restricts uses to such uses as offices, professional services, personal services, parking, and on Lot 31, hotels and restaurants. Retail uses are not included in the allowed uses for this Plat.

The attached letter from Rollie Winter & Associates details their request for establishment of a Shopko Express retail store on land covered by the Restrictive Covenants for NEBP #3, which requires a limited waiver of these Covenants. The plan and elevation as shown on the attached material appear to be a good fit with the development of this area. The plan, as proposed, will accomplish a number of objectives for the City. It provides secondary access to the Park and Ride, as well as a joint right in/right out access to the Park and Ride on the property line of the project and the Park and Ride. The State DOT, Rollie Winter & Associates, and City staff have a tentative plan for expansion of the Park and Ride that will benefit from these access points. The City will also benefit from this proposal as a result of the developer acquisition and inclusion of the last residential property in the Business Park area west of Gateway Drive. This acquisition will not involve City investment. Finally, the proposed retail store will fit well with the mix of uses in this developing area.

## **RECOMMENDATION:**

The Community Development Committee recommend approval of a partial waiver of the Restrictive Covenants for NEBP #3 allowing for retail use on the lot to be established directly east of the Park and Ride at Ballard Road and Evergreen Drive.



**ROLLIE WINTER &  
ASSOCIATES, LTD.**

August 15, 2007

Mr. Pete Hensler  
Director  
Economic Development  
City of Appleton  
100 North Appleton Street  
Appleton, WI 54911-4799

Dear Pete:

**RE: CORNER OF BALLARD ROAD & EVERGREEN DRIVE**

As you realize, we have been working with the City of Appleton for the development of the corner of Ballard Road and Evergreen Drive. One of the provisions of the Development Agreement was to use our best efforts to acquire the former Van Asten house and the Schmidt house located along Evergreen Drive. We have successfully acquired the Van Asten house which subsequently became the new office for Dental Associates. We now have an accepted offer to purchase the Schmidt house at \$335,000.00 and have plans to demolish it and develop a new building for Shopko Express.

As you also realize, we have been in negotiations with your department, Paula Vandehey's department, and the DOT to share the right in/right out access on Evergreen Drive. We are also working to secure a second driveway to Evergreen Drive for our project. In the proposed agreement with the DOT, it requires us to provide land at no cost and share in the cost of an access drive for the purpose of the DOT Park-and-Ride.

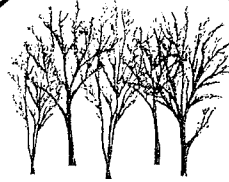
In summary, we are doing our very best to develop a desirable corner to serve the best interest of the City of Appleton and ourselves. The purpose of this letter today is to ask your committee's approval for a retail use for Shopko Express on this former Schmidt parcel.



*Brokers and Consultants to the Business Community*

3315A N. Ballard Rd. • Appleton, Wisconsin 54911  
Phone (920) 739-0101 • FAX (920) 739-1366





We have attached a rendering of the proposed elevation and a very preliminary site plan. We have completed negotiations with Shopko subject to City approvals. If approved, this project would begin this fall with occupancy in June of 2008.

Please let us know what additional information you will require when reviewing this with your committee.

If you have any questions, please contact myself or Chris.  
Sincerely,

ROLLIE WINTER & ASSOCIATES, LTD.

*Steve / SW*  
Steve Winter, CCIM  
President

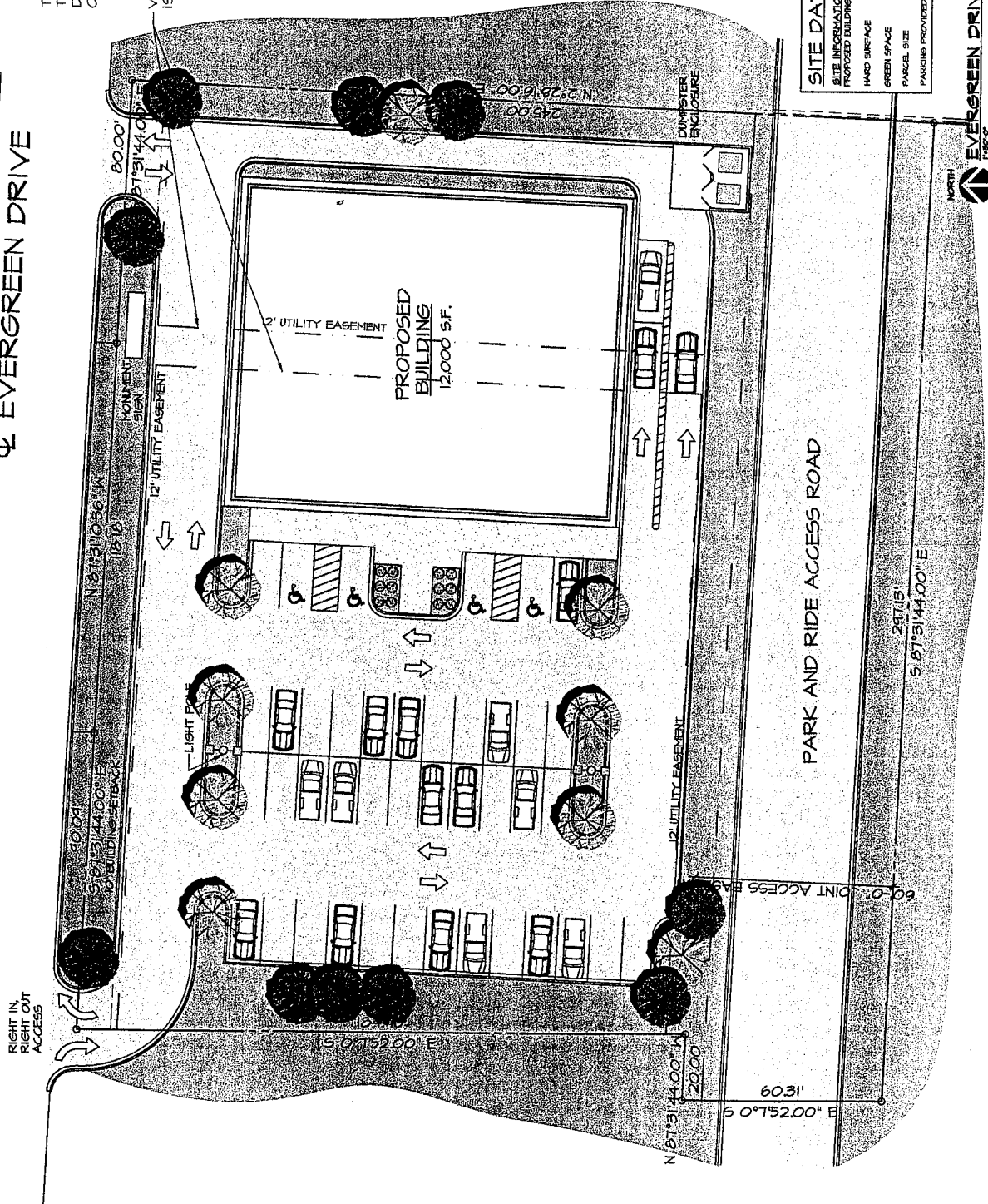
Enclosures

EVERGREEN DRIVE

NOTE:

THIS SITE PLAN IS ASSUMING THAT STORM WATER DETENTION IS TAKEN CARE OF ALREADY.

VERIFY 12' UTILITY EASEMENT IS A BUILDABLE AREA



SITE DATA	
SITE INFORMATION	12,000 S.F. 11.0%
PROPOSED BUILDING(S)	4,449 S.F. 39.5%
HARD SURFACE	17,026 S.F. 24.2%
GREEN SPACE	70,471 S.F. (1.6 ACRES)
PARCEL SIZE	4 SPACES
PARKING PROVIDED	

EVERGREEN DRIVE & BALLARD ROAD  
 NORTH  
 A1.0

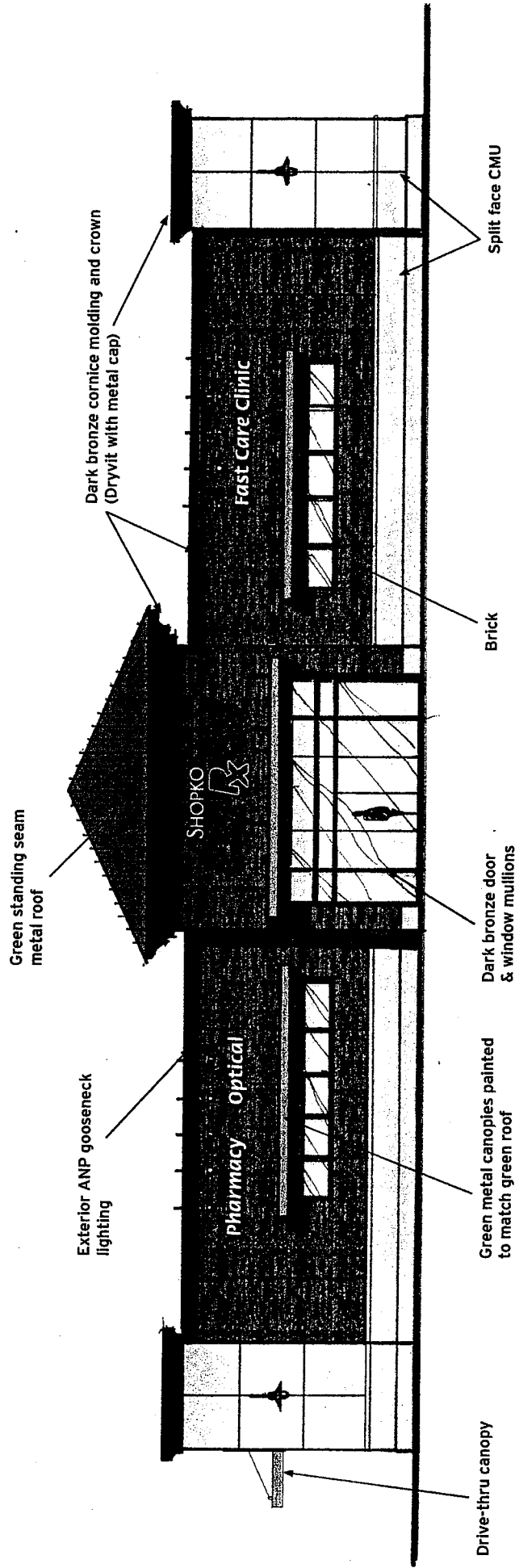


2022 CODES  
 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:  
 NATIONAL BUILDING CODE  
 NATIONAL ELECTRICAL CODE  
 NATIONAL MECHANICAL CODE  
 NATIONAL PLUMBING CODE  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 909  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1031  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1032  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1033  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1034  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1035  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1036  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1037  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1038  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1039  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1040  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1041  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1042  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1043  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1044  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1045  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1046  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1047  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1048  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1049  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1050  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1051  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1052  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1053  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1054  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1055  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1056  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1057  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1058  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1059  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1060  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1061  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1062  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1063  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1064  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1065  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1066  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1067  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1068  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1069  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1070  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1071  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1072  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1073  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1074  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1075  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1076  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1077  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1078  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1079  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1080  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1081  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1082  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1083  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1084  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1085  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1086  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1087  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1088  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1089  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1090  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1091  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1092  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1093  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1094  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1095  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1096  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1097  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1098  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1099  
 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1100

WISCONSIN  
**SHOPKO EXPRESS**  
 TOWN OF MENASHA  
 PROPOSED BUILDING FOR

PROJECT NUMBER: B. POCH  
 DESIGNED: S. KLEPNER  
 DRAWN BY: H. VAN LAMER  
 SUPERVISOR:  
 PRELIMINARY NO.  
 CONTRACT NO.  
 DATE: 08-01-2021

DATE: 08-01-2021  
 SHEET: **A1.0**



# Memorandum

---

TO: Community Development Committee

FROM: James E. Van Dyke, Economic Development Specialist

DATE: September 10, 2007

RE: Business Recognition Awards

Each year the Community Development Committee presents recognition awards to Appleton businesses to express the City's appreciation for the contributions the recipients have made to the local economy.

"Thanks Awards" are presented to businesses that have started, expanded, located, or relocated in the industrial parks or elsewhere in the City of Appleton. (No limit on number of awards given.)

"Silver Awards" are presented to businesses that have contributed significantly to the Appleton economy as defined by the creation of fifty or more jobs within one year's time, a project cost of more than \$2 million, or ten or more consecutive years of operation in the Appleton. (1 - 4 awards a year - given out quarterly)

Staff recommends Larson Engineering of Wisconsin be considered for the "Thanks Award" and Primary Care Associates of Appleton be considered for the "Silver Award".

Larson Engineering of Wisconsin relocated its northern Wisconsin office to Appleton and is the major tenant in the new 31,000 square foot, \$3+ million multi-tenant two-story office building at 2801 East Enterprise Avenue.

On July 9, 2007, Primary Care Associates of Appleton opened its new state of the art medical facility located at 3916 Intertech Court in Appleton's Northeast Business Park. The new 46,000 square foot medical office building has approximately 27,600 square feet of medical offices, 8,800 square feet of diagnostic outpatient space, and 8,600 square feet of administrative offices and meeting space. The main entrance features a covered 1,000 square foot drive thru canopy.

## **RECOMMENDATION:**

Larson Engineering of Wisconsin be nominated for the "Thanks Award" for its decision to relocate its northern Wisconsin office to Appleton. Larson Engineering currently has 39 employees.

Primary Care Associates of Appleton be nominated for the "Silver Award" for its new \$5+ million, 46,000 square foot medical facility located at 3916 Intertech Court in Appleton's Northeast Business Park. The new medical facility employs more than 110 people, including 17 physicians.