



**ROLLIE WINTER &  
ASSOCIATES, LTD.**

October 22, 2019

Ms. Monica N. Stage  
Deputy Director  
Community & Economic Development  
City of Appleton  
100 North Appleton Street  
Appleton, WI 54911

Dear Monica:

**RE: 2101 EAST EVERGREEN DRIVE, APPLETON**

As you realize, due to their bankruptcy, Shopko closed the Shopko Express Pharmacy they had been operating earlier this year in the Northeast Business Park. Terry Bomier and I have been actively marketing this building in an attempt to find a replacement user. We have been in contact with other pharmacies, banks and credit unions, medical, and professional office users as new uses for the property. To date, these efforts have been unsuccessful.

Given the great location and visibility of this property, we would like to expand our reach for replacement users to include restaurants. Please consider this letter our formal request for a permanent variance to allow a restaurant use on this parcel. Per the Declaration of Covenants and Restrictions applicable to Northeast Business Park No. 3, a full-service restaurant use is already allowed on Lot 31 just to the east of our site. Considering the prominence of the Shopko Express location, we believe this would be another great restaurant site for this area. We would pursue all options including splitting the building into two or three units (see attached conceptual rendering) or a complete tear down and rebuild.

Please let me know if you have any questions or require any additional information to process this request.

Thank you.

Sincerely,

ROLLIE WINTER & ASSOCIATES, LTD.

Chris Winter  
President

Enclosure



*Brokers and Consultants to the Business Community*

3305C N. Ballard Rd. • Appleton, Wisconsin 54911  
Phone (920) 739-0101 • FAX (920) 739-1366 • [www.rolliewinter.com](http://www.rolliewinter.com)

