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MEMORANDUM

TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: November 11, 2015

RE: Offer to Purchase – Lot 4 of CSM #3490, Northeast Industrial Park – Quantum Healthcare, LLC

The City of Appleton has received an Offer to Purchase from Quantum Healthcare LLC, for Lot 4 of CSM # 3490 in the Northeast Industrial Park, comprised of approximately 2.69 acres for a price of \$100,000 (\$37,174.72 per acre). The proposed closing date, per the contract is December 15, 2015.

Quantum Healthcare, LLC intends to construct and operate a medical office building on this site which would provide outpatient medical services. Within the “Additional Provisions/Contingencies” section of the Offer, the buyer is requesting verification that a medical office use will be acceptable under both the Deed Restrictions and Covenants as well as the existing Zoning code.

The subject site (31-1-6723-12) is currently zoned M-1 Industrial Park District. Office is a permitted use on the subject site, per current M-1 District regulations. The current applicable M-1 Industrial Park District zoning district regulations are attached.

Section 23-22 of the Zoning Ordinance provides the following definitions.

- **Office** means a use in a building or portion of a building wherein services are performed involving predominately administrative, professional or clerical operations.
- **Professional service** means the use of office and other related spaces for such services as are provided by medical practitioners not intended for overnight care, dentists, attorneys, architects, real estate agents, engineers, funeral homes, banks, credit unions, savings and loan institutions, lending establishments and mortgage companies and other similar professions.

The current Zoning Ordinance and current Official Zoning Map for the City of Appleton are subject to text amendments and zoning district boundary changes, respectively, at any time.

Per Section 2.A.6 of the Deed Restrictions and Covenants (Attached), the Community and Economic Development Committee can determine whether a project fits the development objectives of the City. Exhibit A to the Deed Restrictions and Covenants for this site specifically lists medical office (Section f) and doctors' professional services (Section g) as allowable uses.

Staff Recommendation:

The Offer-To-Purchase by Quantum Healthcare, LLC, to purchase Lot 4, CSM #3490 in the Northeast Industrial Park, for a price of \$100,000.00 (\$37,174.72 per acre), comprised of approximately 2.69 acres, and affirm per Section 2.A.6 of the Deed Restrictions and Covenants and Section 23-22 of the Zoning Code that a medical office building including outpatient imaging and outpatient procedures is consistent with the development objectives of the City **BE APPROVED.**