



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Adrienne Nelson, Associate Planner
Date: April 29, 2026
Re: Team Industries – Parking Request on Prospect

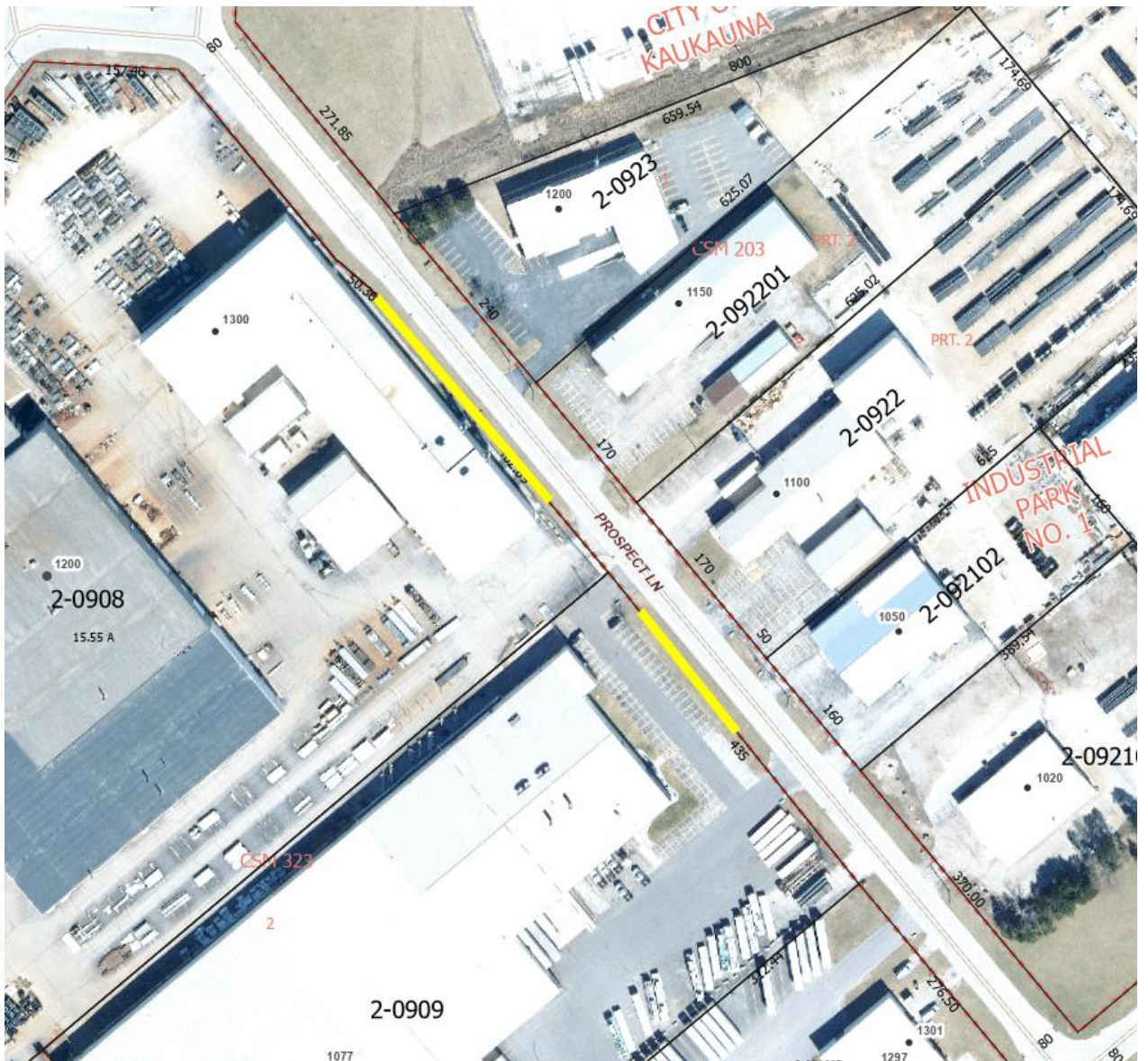
A request was received from Team Industries, Inc., to obtain parking in the City's right-of-way on Prospect Avenue in order to accommodate their rapid growth. Parking would be utilized by Team employees, which would free up space on Team's property for additional material storage, semitruck parking, and future business expansion. Team is requesting approximately 435' of frontage for parking to allow for the construction of between 23 to 42 stalls, depending on the angle of parking.

Staff has met with Team Industries to discuss other possible options due to staff concerns with safety/vision, truck maneuvering, snow removal, and access/operation of other businesses in the park. Additionally, the [South Industrial Park Protective Covenants](#) has numerous restrictions on parking, including:

- **Employee parking of automobiles shall be prohibited at all times within fifty (50) feet of the front street line of any parcel in said subdivision.** Visitor or customer parking may be allowed within the fifty (50) foot setback when approved by the Corporation, but not closer than ten (10) feet from the front street line and such parking shall not occupy more than sixty percent (60%) of the area of such front yard.
- One (1) parking stall of not less than one hundred eighty (180) square feet, excluding drives and approaches, shall be provided on each property for every one thousand (1,000) square feet of building area or for every two (2) employees – whichever amount constitutes the greater number of stalls. Parking stalls shall be added on each property as required to accommodate all employees. Variances may be granted by the Corporation upon proof that such parking restrictions are not realistic. **City streets will not be used for parking.**

Moving employee parking to the street for the purpose of freeing up room for outside storage also raises compliance questions for section seven of the South Industrial Park Protective Covenants, which touches on requirements for outside storage.

Team Industries requested that this item be brought before the Industrial Park Commission as this option remains the most feasible for their business. The map below shows the approximate location for the requested stalls.



Staff Recommendation:

Staff recommend denial of this request due to the concerns outlined in this memo and a desire to adhere to the South Industrial Park Protective Covenants. If the Industrial Park Commission desires to approve the parking request and recommend the same to the Common Council, staff recommend that the request is approved with the following conditions:

- That a site plan is submitted to the Industrial Park Commission.
- That 30-degree stalls are used to limit safety and vision concerns.
- That the maintenance and plowing of parking stalls is performed by Team Industries.
- That an easement or agreement is recorded with the City of Kaukauna for use of the City's right-of-way.

