



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Industrial Park Commission
From: Joe Stephenson
Date: 5-25-2023
Re: Incubators – Outlot 3 NEW Prosperity Center

Craig Driessen recently submitted a plan to build manufacturing incubators on Outlot 3. After review by the Industrial Park Commission it was decided that the use of a metal façade did not meet the aesthetic that the industrial park seeks to cultivate.

Since then Craig has gone back to the drawing board and committed to not including metal siding on the buildings. He seeks to have a similar design to the Central Star building on the corner of Kelso and Electric City BLVD.



The use would stay the same with individually rented incubator units but due to the timing of the request Craig has pushed back his time table: 1 12,000 square foot unit built in 2024, 1 12,000 square foot unit built in 2025, and 1 large 24,000 square foot unit built in 2026. His initial offer of \$1 for the lot still stands.

Staff believes the proposed use is needed within the City of Kaukauna to strengthen our young entry level entrepreneurs. We frequently get calls for spaces to rent, like this, but the city does not have much if any small vacant industrial units available. In addition, this lot has flood plain issues and other setback issues that makes it hard to market.

Recommendation:

Approval of the sale of Outlot 3 at New Prosperity Center Industrial Park for \$1 and direct Craig Driessen to submit an offer to purchase to the Common Council with the following conditions:

1. The offer is contingent upon a mutually agreed upon development agreement that includes a buy back clause.
2. The offer is contingent on the Industrial Park Commission approval of a site plan and elevations.

