



MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Legislative Committee
From: Adrienne Nelson, Associate Planner
Date: July 1, 2026
Re: South Industrial Park Covenants – Amendment Requests

Two amendment requests were submitted by TEAM Industries to amend the [South Industrial Park Covenants](#). Per the amendment process laid out in section twelve of the covenants, City staff mailed out the attached documents to all property owners within the South Industrial Park, as defined in section 11 of the covenants, to gather votes in the form of a recordable document. For the amendments to pass, the majority of property owners must sign off in favor of the changes, and the amendments must receive a three-fourth's favorable vote by the Common Council.

A total of 23 votes were needed in favor of the amendments to constitute a majority of the property owners. At this time, 28 votes have been received in favor of the parking amendment, and 26 votes have been received in favor of the storage amendment. No votes were received against the amendment requests, although there was a concern brought up regarding the lack of specificity in the storage amendment. The Industrial Park Commission recommended approval of the amendments as presented at their [June 29th, 2026 meeting](#).

Recommendation

Staff recommends approval of the resolutions as presented with the understanding that a formal vote will be taken at the Common Council level in compliance with covenant requirements.