



June 15th, 2026

Company Name
Street Address
City, State Zip

To Whom It May Concern:

TEAM Industries, located in Kaukauna's South Industrial Park, is requesting two amendments to the South Industrial Park protective covenants.

The protective covenants of the South Industrial Park do not allow City streets to be used for parking. These covenants also do not allow for storage of materials and products within seventy feet of the street. A copy of these covenants are enclosed for your reference. TEAM Industries is requesting an amendment to accommodate their parking and storage requests.

The protective covenants require a majority of South Industrial Park property owners, as defined in paragraph 11 of the protective covenants, to sign a recordable instrument agreeing to the amendment and a three-fourths favorable vote of the City's Common Council.

City staff are asking all property owners in the South Industrial Park to review the proposed amendments to the protective covenants and submit their response for or against each proposed amendment. The proposed amendments are as follows:

"15. Limited Exception for Prospect Lane Parking. Notwithstanding the provisions of Paragraph 6 of these Protective Covenants, the City of Kaukauna may, at its discretion, designate and permit parking within the public right-of-way along the west side of Prospect Lane, but only in such locations and configurations as are expressly approved by the City of Kaukauna.

Any such parking shall be permitted only upon approval by the City of Kaukauna and pursuant to a written agreement with the City, and shall be subject to all conditions, restrictions, and requirements established by the City, as may be amended from time to time, including, but not limited to, limitations on the type, number, orientation, and duration of parking spaces, as well as requirements necessary to preserve traffic safety, visibility, pedestrian access, and truck maneuverability.

The City of Kaukauna reserves the right, at any time and in its sole discretion, to modify, restrict, suspend, or terminate any such permitted parking if it determines that such action is necessary to address safety concerns, traffic operations, or compliance with applicable regulations.

This exception shall apply only to the specific area described herein and shall not be construed as permitting or authorizing parking on any other public street within the subdivision.

Except as expressly provided herein, all other provisions of these Protective Covenants shall remain in full force and effect.”

AND,

“16. Limited Exception for Outdoor Storage. Notwithstanding the provisions of these Protective Covenants relating to building setbacks, landscaping, and outdoor storage, the City of Kaukauna may, at its discretion, approve the placement of fencing and the use of outdoor storage areas on property owned by Team Industries within the South Industrial Park.

Any such fencing and/or storage shall be permitted only upon approval by the City of Kaukauna and pursuant to a written agreement with the City, and shall be subject to all conditions, restrictions, and requirements established by the City, including but, not limited to, requirements for screening, materials, setbacks, location, and operational use.

The City of Kaukauna reserves the right, at any time and in its sole discretion, to modify, restrict, or prohibit such fencing or storage if it determines that such action is necessary to address safety, aesthetic, or operational concerns, or to ensure compliance with applicable regulations.

Notwithstanding the foregoing, no fencing, storage, or other improvements shall be permitted in any area that interferes with required vision clearance, sight lines, or traffic visibility, as determined by the City of Kaukauna.

This exception shall apply only to property owned by Team Industries and shall not be construed as permitting or authorizing similar fencing or storage conditions on other properties within the subdivision.

Except as expressly provided herein, all other provisions of these Protective Covenants shall remain in full force and effect.”

Enclosed is a copy of the protective covenants, the submittal form, and a postage paid envelope for your response to the suggested amendment. Please return the questionnaire with your notarized response, company name, and signature to the City of Kaukauna's Planning and Community Development Department **by noon on June 29th, 2026**. If you do not have a notary on staff, please reach out to the City using the contact information listed below, and a meeting can be set up to notarize the documents.

Thank you for your time and attention to this matter. If you have any questions or would like additional information, please feel free to contact this office at 920.766.6315 ext. 1165 or planning@kaukauna.gov.

Sincerely,

Adrienne Nelson
Associate Planner

