

Samuel M. Dickman, Jr.
Central Land Company III, LLC
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Milwaukee, WI 53202

March 23, 2023

City of Kaukauna
c/o Lily Paul
144 W 2nd Street
Kaukauna, WI 54130

VIA Email: lpaul@kaukauna-wi.org

To Whom It May Concern:

Central Land Company III, LLC and its assignee, whose entity name is to be confirmed, ("Developer") are pleased to present the following Letter of Intent to the City of Kaukauna ("City") for the proposed development ("Development") at the northeast corner of Highway 41 and CTH CC.

Subject Site

The subject site ("Site") is currently in the Town of Vandenboerk and the Developer is petitioning to annex the Site into the City. The parcel identification number is 200027000 and is approximately 34.28 acres.

Vision of Development

The Developer anticipates seeking the following approvals from the City: annexation, rezone to Business District (BD), CSM, site plan approval, and tax incremental financing. Additionally, the extension of Evergreen Drive will require City participation via TIF. The Developer has also engaged with the Outagamie Drainage Board and Outagamie County Highway Department to receive required approvals. Lastly, the Developer anticipates approval from the WDNR for a general wetland fill permit.

The Development currently proposes two (2) individual buildings; the 121,000 SF building ("Building 1") is design-build for a global company and the second building ("Building 2") is approximately 105,000 SF of multi-tenant speculative space. Both buildings will be single-story, fully sprinkled and Type 2B construction, with primary occupancy office building (B) and secondary occupancy moderate hazard storage (S-1). Building 2 will be marketed to reputable prospects with a permitted principal use within the Business District (BD).

The Development will meet all BD bulk zoning requirements, as summarized below:

Zoning Item	BD Zoning Code	Building 1 (121,000 SF)	Building 2 (105,000 SF)
Max. Principal Height		41'3"	37'6.5"
Setback – Front Yard	25'	-	-
Setback – Side Yard	10'	-	-
Setback – Rear Yard	10'	261'5"	133.7'
Setback – Highway	55'	235' & 140'	380'5.5" & 182'10"
Open Space		45%	60%
Parking – car		125	100
Parking – bulk truck stalls	-	50	-
Parking – 65' trailer parking	-	60	36
Parking – tractor parking	-	5	-
Parking – future car parking	-	-	20

Select components for the global company to run efficiently may require outdoor storage, including trucks and trailers which are critical for the course of business. This will comply with the permitted accessory use requirements per Zoning Code Sec 17.21(3).

Anticipated trucking activity for Building 1 will be moderate with an estimated maximum of 60 trucks entering/leaving the Development per day. Trucks or trailers utilizing the parking would be on-site for brief periods of time such as daily. There will be no long-term parking by the intended tenants. The number of trucks per day may increase slightly as Building 2 is occupied.

The preliminary site plan attached hereto has been reviewed by the City and the Developer continues to work with design professionals to ensure the layout is efficient and meets or exceeds code.

Development Benefits to the City and Surrounding Community

The Development will provide an attractive home in Kaukauna for a well-known, global company ensuring additional employment opportunities in the local community. The Developer is confident the success of Building 1 will attract compatible user(s) for Building 2. Each building will be constructed using high-quality materials to raise the quality and appearance of industrial developments in the area. The Developer is a family business and long-term holder of similar properties ensuring a high degree of care and maintenance of the building and grounds. The Development represents a significant financial commitment to the Village.

Materials and Image

The Developer has reviewed and understands the architectural design elements required by the City. The preliminary design meets or exceeds the code while being aesthetically pleasing. The west elevation of Building 1 reflects individual, elongated parapet extensions to break up the massing of the building at the roofline while creating an aesthetically pleasing visual. A rhythm is established that is in keeping with the related north, south and east building facades. Per tenant requirement for Building 1, fencing is proposed along all property lines; the site plan identifies security fencing,

opaque fencing, and decorative fencing complimentary to the adjacent use. Building 2 is of similar, high-quality materials and articulation. Please reference Exhibit B attached hereto for proposed renderings and fence type examples.

Contact Information

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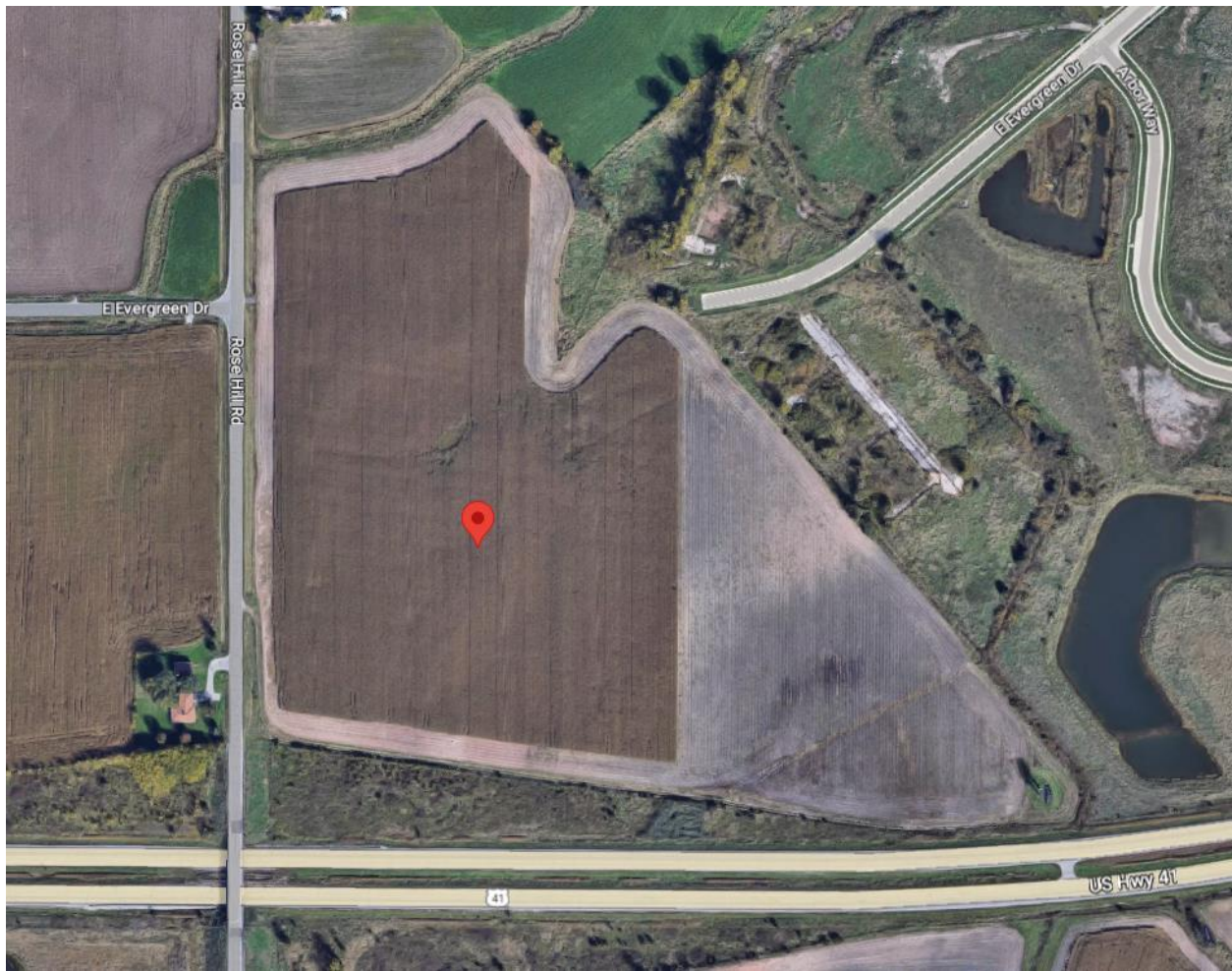
Conclusion

Thank you for reviewing and discussing the proposed development with our design team. We look forward to meeting with Plan Commission on June 8, 2023. Should you have any further questions, please do not hesitate to contact me.

Sincerely,

Samuel M. Dickman, Jr., Manager

Exhibit A – Aerial and Street Views



Aerial of the Subject Site.



Subject Site facing northeast from CTH CC (Google Images, October 2016).



Subject Site facing southeast from CTH CC (Google Images, October 2016).

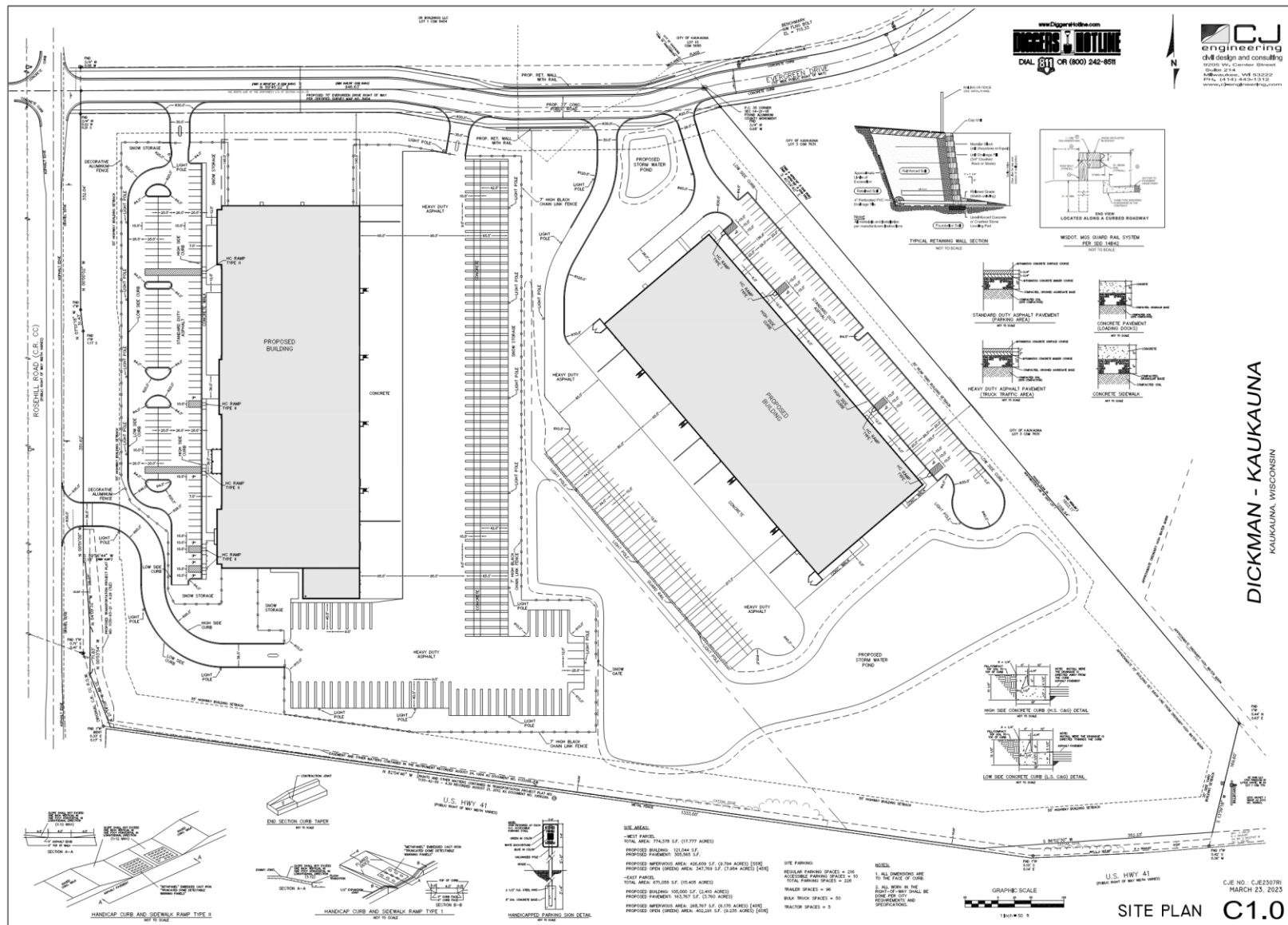


Subject Site facing northwest from Highway 41 (Google Images, November 2022).



Subject Site facing west from Evergreen Drive (Google Images, October 2016).

Exhibit B – Preliminary Site Plan, Fencing and Renderings



SECURITY FENCE:

8' HIGH BLACK VINYL CHAINLINK FENCE



OPAQUE FENCE:

8' HIGH BUFFTECH GREY FENCE



DECORATIVE FENCE:

6' HIGH AMERISTAR DECORATE FENCE



Examples of proposed fence types.



Perspective renderings of the Development.