



MEMORANDUM

TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: May 30, 2017

RE: Alco Tech (Custom Offsets) Request for Temporary Variance to Deed Restrictions & Covenants for Lot 8 in the Southpoint Commerce Park, Plat 1

Alco Tech (Custom Offsets) has an accepted offer to purchase with the City of Appleton for Lot 8 in the Southpoint Commerce Park, Plat 1 which is scheduled to close by June 30, 2017.

Due to significant anticipated growth, Custom Offsets has designed their building to be expandable to the west and to the south. The west and south exposures both face the interior of the business park. Section 4.E of the Deed Restrictions and Covenants (attached) allows for one (1) expandable building side.

Custom Offsets is requesting a temporary variance to allow expansion walls on the west and south elevations of their building for a period of twenty-four (24) months from issuance of a Certificate of Occupancy. Should the anticipated expansion not occur on one of those exposures within that timeframe, one of the expansion walls would have to be brought into compliance with the Deed Restrictions and Covenants. The north and east facing sides of the building (facing Eisenhower Drive and Endeavor Drive) will be designed and constructed in compliance with the Deed Restrictions and Covenants.

Staff Recommendation:

A temporary variance to the Deed Restrictions and Covenants, Section 4.E, for Alco Tech (Custom Offsets), Lot 8 in the Southpoint Commerce Park, Plat 1, allowing for two (2) expandable building sides (west facing and south facing walls), which shall expire twenty-four (24) months after issuance of a Certificate of Occupancy or the date the property is first occupied, whichever comes first; and, this temporary variance is not transferable, survivable, or assignable, **BE APPROVED.**