



# CITY OF APPLETON

## MEMORANDUM

**Date:** June 12, 2024  
**To:** Community Development Committee  
**From:** Lily Paul, Economic Development Specialist, Community Development  
**Subject:** Waiver to the Declaration of Covenants and Restrictions for Southpoint Commerce Park – Encapsys LLC – 3351 S. Eisenhower Drive

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## GENERAL INFORMATION

**Owner:** F Street Appleton 1, LLC

**Applicant:** Roger Schregardus, Boldt

**Address/Parcel Number:** 3351 S. Eisenhower Drive (Tax Id #31-9-5714-01)

**Petitioner's Request:** Applicant is requesting a waiver to the Declaration of Covenants and Restrictions for Southpoint Commerce Park to allow for lot coverage over 70% per Section 4. B of the Deed Restrictions and Covenants.

**Community Development Committee Meeting Date:** June 12, 2024

**Common Council Meeting Date:** June 19, 2024

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## PROJECT DETAILS

**Project Summary:** F Street Development has purchased over ~77 acres of Southpoint Commerce Park and built three manufacturing/industrial/warehousing buildings ranging between 220,000 sf and 250,000 sf. Phase One of their development is the site in question. The 220,000 sf building was built to suit for a tenant that no longer occupies the building. The new tenant, Encapsys LLC can utilize most of the updates but is requesting an indoor dock containment on the northwest corner of the existing building. This would be a building addition of 3,312 sf. With the addition, the lot coverage for the site will be over the allowed 70% maximum as specified in Section 4. B of the Declaration of Covenants and Restrictions for Southpoint Commerce Park. Maximum lot coverage for M-1 Industrial Park District is 90% and would be a new requirement for lot coverage for this site.

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## RECOMMENDATION

A waiver allowing maximum lot coverage over 70% per the terms of the Declaration of Covenants and Restriction, Item 4. B, **BE APPROVED** subject to the following conditions:

1. M-1 Industrial Park District maximum lot coverage restrictions are being met.
2. Prior to construction, applicant must obtain proper Building and Stormwater permits.