

October 20, 2004

To the Honorable Common Council
Zoning, Neighborhoods and
Development Committee
City of Milwaukee

Dear Committee Members:

Attached is File No. 031637 being a substitute ordinance relating to exterior building walls in non-industrial zoning districts.

This ordinance prohibits the use of corrugated metal, a metal panel-and-batten system or any other pre-engineered metal building technology on any front façade or street façade located within 100 feet of a street. This prohibition applies to any new building construction, addition, or substantial improvement in any non-industrial zoning district. Exceptions are provided for the use of decorative metal panels in conjunction with other permitted materials and for additions to existing buildings with metal walls.

The Zoning Code Technical Committee reviewed this ordinance on October 12, 2004. The committee found that the proposed ordinance met the required standards for legality, enforceability, administrative efficiency and consistency with the zoning code.

Since this amendment will eliminate the possibility that residential and commercial buildings could be constructed of a standardized metal exterior that would make them out of

character with their surrounding environs, the City Plan Commission at its regular meeting on October 18, 2004 recommended the approval of the attached substitute ordinance.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee

File