



MEMORANDUM

TO: Community and Economic Development Committee

FROM: Matt Rehbein, Economic Development Specialist

DATE: February 23, 2018

RE: Northeast Business Park, Northeast Industrial Park and Southpoint Commerce Park Deed Restrictions and Covenants - *Building Standards Regarding Metal Panels*

The City of Appleton has recorded Deed Restrictions and Covenants on lots within our business/industrial parks restricting the use of metal panels (example from Southpoint Covenants attached, see Section 4). The primary intent of these restrictions is to ensure the attractiveness and longevity of buildings within our business/industrial parks.

Over the past few years, we have brought forward multiple requests for variances to allow for the use of insulated metal panels on buildings within the parks beyond the percentages described. While technically a metal panel, these materials typically have the appearance of exterior insulation and finish systems (EIFS), or stucco, which is allowed.

Since all variance requests to date have been granted, and the development of new building materials was anticipated in the Deed Restrictions and Covenants (see Section 4, Item 4.E.7 attached) staff is seeking authority to approve the use of these materials administratively, thereby expediting the construction, expansion, remodeling and investment in the City's business/industrial parks.

Staff Recommendation:

Staff be granted the authority to authorize or approve administratively the use of insulated metal panels with the appearance of EIFS or stucco as requested in the Northeast Business Park, Northeast Industrial Park and Southpoint Commerce Park **BE APPROVED.**