

Date: January 11, 2013
To: Scott Kluver, City Administrator
From: Tim Schwecke, Charlie Handy, and Carolyn Esswein
Subject: Technical Review Report

We are pleased to submit our technical review report for the zoning code project. This report is intended to highlight the key issues the new zoning code will need to address and most importantly help the Common Council, Plan Commission, and others determine if the new zoning code should be a complete rewrite or if the current code should be modified to address the issues using the current structure/organization.

If those reviewing the document have limited time, they should focus their effort on Section 9. It contains our findings and recommendations.

I look forward to our meeting on Thursday, January 24, 2013, during which time we will lead a discussion that will provide the consultant team with sufficient direction to begin working on the new zoning code.