



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 11/4/2019
Ald. Milele Coggs District: 6
Staff reviewer: Tim Askin
PTS #114867 CCF #191004

Property	2045 N. 2ND ST.	Brewers Hill
Owner/Applicant	DALE R BUNGER RENATA BITOY BUNGER 2045 N 2ND ST MILWAUKEE WI 53212	Renata Bunger 2045 N 2nd St Milwaukee, WI 53212
Proposal	Applicants intend to install solar panels on their newly constructed garage. The garage is sited at the rear of the property. Solar panels will be installed on the southern portion of the garage roof on both sides of the dormer.	
Staff comments	<p>Staff believes the project is a qualifying solar energy system under the legislative intent of Wis. Stat 66.0401. Under state law, the city does not have the ability to reject a solar energy system entirely. Restrictions on systems are allowable as long as they are considered case-by-case, do not establish a policy, and meet one of the following criteria:</p> <ul style="list-style-type: none">(a) Serves to preserve or protect the public health or safety(b) Does not significantly increase the cost of the system or significantly decrease its efficiency.(c) Allows for an alternative system of comparable cost and efficiency. <p>That being said, efficiency is primarily a function of the components of the system. Statutes give no direction on how to define efficiency.</p> <p>If one of above conditions can be met, the requirements of Milwaukee's Historic Preservation Ordinance still apply. Staff acknowledges that the proposed location is likely to be the most cost-effective. Ground mounts are more expensive than roof mounts and solar roof tiles are not available commercially in any meaningful way (per communication with City of Milwaukee's Environmental Collaboration Office staff).</p> <p>The relevant guidelines are the Brewers Hill new construction guidelines, as the Bungers indicated in their application for the construction of the garage that solar panels were part of their design intent. The Secretary of the Interior's Guidelines on Sustainability recommend avoiding placement on historic structures and minimizing their visibility. Some of the panels will have street visibility, but the location on new construction at the rear of the parcel has little impact on the character of the property or the district.</p> <p>In conclusion, the proposed installation does not affect the primary building on the property. The panels are also sited as far to the rear as possible when accounting for cost-effectiveness. Staff recommends approval on the condition that the panels are installed as closely to the roof surface as possible and parallel with the roof planes.</p>	
Recommendation	Recommend HPC Approval with conditions	
Conditions	Panels shall be installed as closely to the roof surface as possible and parallel with the roof planes.	

Previous HPC action

Previous Council action