



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 9/12/2022
Ald. Russell Stamper II District: 15
Staff reviewer: Carlen Hatala
PTS #115314 CCF # 220579

Property 2756 N. SHERMAN BL. Sherman Boulevard Historic District

Owner/Applicant Darrion Wyatt Traditions LLC DBA SolEnergy
2756 N SHERMAN BL 7182 Hwy 14, Unit #201
MILWAUKEE WI 53210 Middleton, WI 53562
(206) 931-3566 Phone: (608) 558-3842

Proposal Applicant wants to install fifteen solar panels on the roof of his house. Seven are on a rear roof slope. Four are on the south slope of the roof. Four are on the north roof slope. Four meters that are associated with the solar panels are on the north wall of the house. The south and north slopes of the roof are visible to the public.

Staff comments Per guidelines adopted by the HPC on November 4, 2021 and State law, some of the proposed solar panels are being approved as they face the rear lot line, are being installed on an asphalt roof, and are set back at least eight inches from the roof edge. The front solar panels are not facing the rear lot line and do not meet guidelines. There is another roof slope that faces rear that may accommodate more solar panels.

Recommendation APPROVE solar panels at rear. DENY solar panels at front of house. See HPC policy below. Explore other locations on premises such as rear attached garage for the installation.

Conditions

Previous HPC action

Previous Council action



STAFF APPROVAL POLICY FOR SOLAR ENERGY SYSTEMS AND SKYLIGHTS

Effective July 13, 2021

For Principal Buildings and other buildings containing residential units

- I. Solar energy systems that meet the following requirements:
 - a. When the solar energy system is on a flat roof, mansard roof, or a roof surrounded by a parapet that is at least 12 inches higher than the highest part of the roof surface the following shall be met:
 - i. The solar energy system shall be mounted flush or on racks with the system or rack extending no more than five feet above the top of the highest point of the roof;
 - ii. If on a mansard roof the solar energy system shall be mounted on the horizontal portion of the roof; and
 - iii. The solar energy systems shall be screened from the street by:
 1. An existing parapet along the street-facing facade that is as tall as the tallest part of the solar energy system, or
 2. Setting the solar energy system back from the roof edges facing the street four feet for each foot of solar energy system height.
 - b. When the solar energy system is on a pitched roof the following shall be met:
 - i. The roof surface shall be clad in metal roofing or composite shingles made of asphalt or fiberglass;
 - ii. The roof shall face a rear lot line or face within 45 degrees of the rear lot line.
 - iii. The system shall be mounted flush with the plane of the system parallel to the roof surface; and
 - iv. The system shall not be more than eight inches from the surface of the roof and shall be set back at least eight inches from the roof edge and ridgeline. See Figure 1.

For Private Residential Garages and Sheds as defined in MCO 295-201

- I. Solar energy systems when the following are met:
 - a. When the solar energy system is on a flat roof, mansard roof, or a roof surrounded by a parapet that is at least 12 inches higher than the highest part of the roof surface the following shall be met:
 - i. The solar energy system shall be mounted flush or on racks with the system or rack extending no more than five feet above the top of the highest point of the roof;
 - ii. If on a mansard roof the solar energy system shall be mounted on the horizontal portion of the roof; and
 - iii. The solar energy systems shall also be screened from the street by:
 1. An existing parapet along the street-facing facade that is as tall as the tallest part of the solar energy system, or
 2. Setting the solar energy system back three feet from the roof edge.
 - b. When the solar energy system is on a pitched roof the following shall be met:
 - i. The system shall be mounted flush with the plane of the system parallel to the roof surface; and
 - ii. The system shall not be more than eight inches from the surface of the roof and must be set back at least eight inches from the roof edge and ridgeline. See Figure 2.
 - iii. The roof slope shall not face a front street

Skylights that meet the following requirements:

1. The skylight or hatch is installed on a flat roof, the horizontal portion of a mansard roof, or a roof surrounded by an existing parapet that is at least 12 inches higher than the highest part of the roof surface; or
2. The skylight or hatch is installed on the portion of a pitched roof that faces a rear lot line or faces within 45 degrees of the rear lot line, see Figure 1.
3. On a pitched roof, the skylight has a flat surface and does not include a walkout feature or railing.

Figure 1
Solar Energy System and Skylight Location on Rooftop

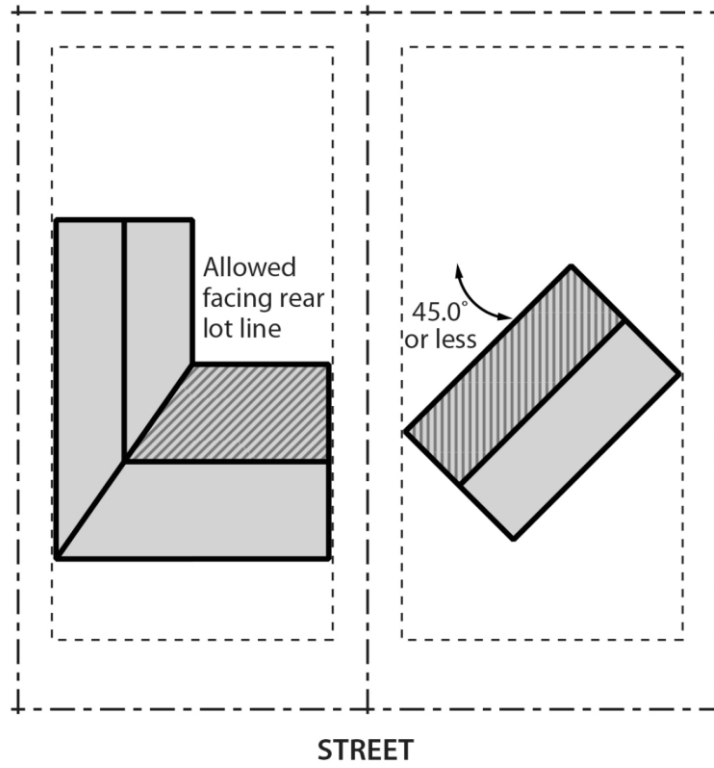


Figure 2
Solar Energy Systems on a Pitched Roof

