



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

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To the Honorable Members of the
Zoning, Neighborhoods and Development Committee
City of Milwaukee
City Hall, Room 205

Dear Committee Members:

File No. 180262 relates to restricted building materials. This file establishes the following restrictions for building wall materials on new non-industrial principal buildings and additions in the residential, commercial and downtown zoning districts:

1. **Metal Building Walls.** The use of structural corrugated metal wall, or a metal panel-and-batten wall system such as a metal-sided, prefabricated building or a pre-engineered metal building, shall be prohibited when located on any front façade or street façade located within 100 feet of a street lot line. An architectural metal panel façade system with integral trim and integral trim connections to adjacent materials is permitted provided that the architectural metal panel system is not used closer than 2 feet from the ground.
2. **Concrete Masonry Units.** Utility-grade concrete masonry units, such as standard concrete block and split-face block, are permitted along a building's street-facing frontage provided that their use is limited to the base of the façade to a height not exceeding 2.5 feet. These materials are permitted on a building's rear, alley and interior lot line facades.
3. **Simulated Stucco Products.** Simulated stucco products are prohibited on the ground or lowest floor of a building, and may only be used on the upper one-third of a street façade. These materials are permitted on floors above the ground level on a building's rear, alley and interior lot line facades.
4. **Prohibited Stone Cladding.** Masonry stone cladding using irregularly-shaped stones, often known as rubble masonry and which is typically laid in an un-coursed manner, is prohibited. This prohibited stone cladding may be composed of river rock of smooth oval-shaped stones or of rough, thinly-layered courses commonly known as ledgerstone. Prohibited materials may be natural stone, manufactured or cultured stone, or veneer siding material.
5. **Fiber-Cement Siding.** Fiber-cement siding, including composite material made of cement reinforced with cellulose fibers, or any material that is the equivalent of fiber-cement siding, is prohibited within 2 feet of grade on a street façade that is adjacent to a street lot line or sidewalk.

The Zoning Code Technical Committee (ZCTC) will meet on September 7th to review the proposed text change, and determine whether this file is legal and enforceable, administratively efficient, and consistent with the format of the zoning code.

Since the proposed amendment meets the standards of legality, enforceability, administrative



efficiency, and consistency with the zoning code, the City Plan Commission at its regular meeting on September 10, 2018, recommended approval of Proposed Substitute 2.

Sincerely,

Rocky Marcoux
Executive Secretary
City Plan Commission of Milwaukee