



City of Milwaukee

200 E. Wells Street
Milwaukee, Wisconsin
53202

Meeting Minutes

ZONING CODE TECHNICAL COMMITTEE

TEODROS MEDHIN, CHAIR

Julie Wilson, Greg Patin, and Michael Mannan

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Friday, September 7, 2018

2:30 PM

Room 301-B, Third Floor, City Hall

Meeting convened at 2:30 p.m.

Member Greg Patin serving in place of Ed Richardson as a member for this meeting.

Present 4 - Medhin, Patin, Mannan and Wilson

Individual also present:

Jeff Osterman, Legislative Reference Bureau

1. [180262](#) A substitute ordinance relating to restricted building wall materials in various zoning districts.

Sponsors: THE CHAIR

Member Patin gave an overview. The proposed ordinance aims to varyingly restrict inappropriate materials from being used on building facades, especially street facing facades, in urban industrial and commercial zoning districts, especially those that are not in overlay districts or have other layers of review. The materials being restricted are metal building walls, concrete masonry units, simulated stucco product, stone cladding, and fiber-cement cladding. These materials may be rough, unfinished, not durable, irregular, or of lower quality. These materials may be more suitable for rural environments based on appearance and feasibility where there is less pedestrian traffic and more natural settings. In predominant urban areas like the city, buildings facades are smoother in texture, of higher quality to withstand pedestrian traffic (especially at the base of buildings), have regular stacking of materials, and appear less natural. The restriction would not apply in residential districts. There has been a recent thematic trend of the use of these materials. The goal is to stop the use of the materials from becoming widespread. The restrictions are oftentimes conditions included in the recommendations of the Board of Zoning Appeals.

Member Mannan questioned the repair or maintenance of façade materials, fiscal impact on property owners, and allowable façade materials.

Member Wilson questioned the effect on sustainability and value of properties.

Member Patin replied. He will further research with planning staff to see if there are existing provisions that address the repair of facade materials and allowable materials.

There may be the possibility to incorporate additional provisions, either as a part of the proposed ordinance or separately, to address the repair of materials and allowable materials. There would be a fiscal impact on property owners in varying degrees, especially for those using utility blocks. The proposed ordinance serves to promote usage of sustainable building materials that add long term value to urban neighborhoods as opposed to the short term.

Member Patin moved that the proposed ordinance meets the standards of legality and enforceability, consistency with the format of the zoning code, and administrative efficiency. Seconded by member Mannan. There were no objections.

Meeting adjourned at 3:06 p.m.

**Chris Lee, Staff Assistant
Council Records Section
City Clerk's Office**