



Legislation Text

File #: 230906, **Version:** 1

230906

SUBSTITUTE 1

170188, 181331, 191344, 201127, 211531, 221733

ALD. BAUMAN

Substitute resolution relating to deconstruction requirements for City-owned properties.

This resolution directs the Department of Public Works to use all available funding for the removal of City-owned, one- to 4-family residential structures for deconstruction.

Whereas, Construction and demolition waste represent the single largest waste stream in the United States; and

Whereas, In 2018, the United State produced 188.8 million tons of construction and demolition waste from buildings, 90% of which was produced through demolition; and

Whereas, National and international authorities have identified the need to reduce construction and demolition waste as critical to meeting climate goals; and

Whereas, Reducing the amount of demolition waste disposed of in landfills will extend the lives of existing landfills and reduce the need to create new landfills; and

Whereas, Maximizing the salvage of valuable building materials, especially old-growth structural lumber, for reuse will support the City's goal of being a sustainable community; and

Whereas, Many historic architectural features and building materials have already been lost to demolition; and

Whereas, Most cost estimates for demolition do not include externalities such as landfilling, embodied carbon, new extraction costs, community erasure, the erosion of affordable housing stock, the loss of heritage materials, and public health endangerment; and

Whereas, Deconstruction reduces the release of dust and other hazardous, or potentially hazardous, airborne substances associated with the mechanical demolition of structures; and

Whereas, Deconstruction minimizes the adverse impacts associated with building removal by increasing the likelihood of discovering materials containing lead and asbestos for safe removal and disposal; and

Whereas, The deconstruction of buildings creates more employment opportunities than demolition, as the deconstruction process is much more labor-intensive than demolition, which relies on the use of heavy mechanical equipment; and

Whereas, Common Council File Number 170188 adopted on November 7, 2017, requires the

deconstruction of Milwaukee's older and more historic primary dwelling structures when removal is required; and

Whereas, Common Council File Number 181331 adopted on January 14, 2019 created a footnote in the code of ordinances stating that the enforcement of the code provisions relating to deconstruction of one- to 4-unit residential structures would be stayed until March 1, 2020; and

Whereas, The Common Council has annually adopted ordinances extending the stay of the enforcement of the code provisions relating to deconstruction of one- to 4-unit residential structures; and

Whereas, The most recent stay of enforcement will expire on March 1, 2024; and

Whereas, Common Council File Number 210894 adopted October 21, 2021 allocated \$3,000,000 from the first tranche of American Rescue Plan Act funds to the Department of Neighborhood Services for targeted demolition; and

Whereas, The original budget for targeted demolition was increased through various Council actions to \$5,200,000; and

Whereas, As of October, 2023, funding of \$2,061,007 for targeted demolition remains; and

Whereas, The 2024 Proposed Budget provides \$1,128,000 of funding for the One Milwaukee Demolition special fund; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that the Department of Public Works is directed to use all funding available for the removal of City-owned, one- to 4- unit residential structures for deconstruction activities.

Kathleen Brengosz
10/10/2023
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