

Topic:	Solar Energy; Zoning
Resource Type:	Regulations
State:	Wisconsin
Jurisdiction Type:	Municipal
Municipality:	City of Milton
Year:	Unknown
Community Type – applicable to:	Rural; Suburban
Title:	City of Milton Historic Preservation & Solar Apparatus Regulations § 34-162.3; Solar Zoning
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Abstract

Milton’s regulations for historic preservation districts include solar apparatus criteria for the historic preservation commission’s (“HPC”) review of alterations in historic districts. The review criteria allow passive and active solar apparatus that do not detract from a building’s architectural integrity and that are as unobtrusive as possible. Solar devices may not hide significant architectural features from street view, result in the loss of these features, or become a major feature of the design because they are large in scale. City of Milton, W.I., Code § 34-162.3.

Resource

Sec. 34-162. - Criteria for review of alterations. Criteria for the review of alterations in historic districts are as follows:

- (1) *Height.* All additions shall be no higher than the existing building.
- (2) *Second exit platforms.* Second exit platforms shall not be applied to the front or sides of a building, unless they are not visible from the street.
- (3) *Solar apparatus.* Passive and active solar apparatus will be allowed only if such devices do not detract from the architectural integrity of the building and are as unobtrusive as possible. Solar apparatus will not be permitted if such devices hide from street view significant architectural features of the building or neighboring buildings, if their installation requires the loss of significant architectural features, or if they are of such a large scale that they become a major feature of the design.
- (4) *Repairs.* Repairs in materials that exactly duplicate the original in composition, texture and appearance are encouraged. Repairs in new materials that duplicate the

original in texture and appearance are also permitted. Repairs in materials that do not duplicate the original in appearance will be permitted on an individual basis if the repairs are compatible with the character and materials of the existing building and if repairs that duplicate the original in appearance are prohibitively expensive.

- (5) *Restoration.* Projects that will return the appearance of the building to an earlier appearance are encouraged and will be permitted if such projects are documented by photographs, architectural or archeological research, or other suitable evidence.
- (6) *Residing with aluminum or vinyl.* Residing with aluminum or vinyl that replaces clapboards or non-original siding on buildings originally sided with clapboards will be permitted only if the new siding imitates the width of the original siding within one inch, and provided that all architectural details (such as window trim, wood cornices, and ornament) either remain uncovered or are duplicated exactly in appearance. Siding that imitates wood graining will not be permitted. If more than one layer of siding exists on the building, all layers except the first must be removed before new siding is applied. If insulation is applied under the new siding, all trim must be built up so that it projects from the siding as in the original.
- (7) *Storms, screens and storm doors.* The repair and retention of original storms, screens and storm doors, or the replacement of same with new units that duplicate the original in materials and appearance is encouraged. Replacements with non-original materials, such as combination metal components, may also be permitted. If metal components are used, owners are encouraged to use metal components which have been factory-enamelled. Painting of new aluminum storms after a year of weathering of the finish is encouraged. Storm doors that imitate a specific style shall be permitted only if the style matches the style of the house.
- (8) *Additions and alterations to street facades.* The appearance of all street facades of a building shall not be altered unless the design is sensitive to the historic character of the building. Specifically, the design shall be compatible with the existing building in scale, color, texture and the proportion of solids to voids. Materials and architectural details used in such alterations and additions shall either match those on the existing building or shall be materials and details used for the original construction of other buildings in the historic district of similar materials, age, and architectural style.
- (9) *Additions and alterations not visible from the street.* Additions and alterations that are not visible from streets contiguous to the lot lines will be permitted if their design is compatible with the scale of the existing house and in addition, materials shall be compatible with the existing in texture, color and architectural details. Alterations shall harmonize with the architectural design of the building, rather than contrast with it.

- (10) *Side additions.* Side additions shall be set back from the front wall of the building.
- (11) *Alterations to the roof.* Roof alterations, resulting in an increased building volume, to provide additional windows, headroom, or area are not permitted unless approved as a variance by the board of zoning appeals. In addition, the roof shape of the front of the building shall remain the same, unless the owner wishes to restore an earlier, documentable appearance. Roof alterations on the back and sides of the building shall be compatible with the design of the house. If the existing roofing material is the same as the original, changes in the appearance of roofing materials (not including color) will not be permitted except when the repair of the existing roof is unfeasible and the cost of replacing it in kind is prohibitive. The new roof shall match the original in appearance (not including color), as closely as is economically possible. If the existing roofing material is not original to the house, the new roofing materials shall harmonize in color with the house. Thick wood shakes, rolled roofing and hexagonal shingles will not be allowed. Restoration to a documentable earlier appearance is encouraged.