

## Lee, Chris

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**From:** Owczarski, Jim  
**Sent:** Monday, December 1, 2025 8:39 AM  
**To:** Phillip, Laurie  
**Cc:** Lee, Chris; Askin, Tim  
**Subject:** Fw: Solar install at 2591 N Summit- HPC concerns  
**Attachments:** Staff Report.pdf

Please open this appeal.

Referral to the ZND.

Jim

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**From:** Chris Sanger <cssanger@gmail.com>  
**Sent:** Saturday, November 29, 2025 8:15 PM  
**To:** Owczarski, Jim <jowcza@milwaukee.gov>; Brower, Alex <Alex.Brower@milwaukee.gov>  
**Subject:** Re: Solar install at 2591 N Summit- HPC concerns

Jim and Alex-

I've attached the HPC's staff report in which they recommend denial. I plan to appeal. Can you provide any guidance on how to accomplish that?

During the hearing Staff claimed that the rear installation would reach 85% efficiency with the installation of two front dormers. This is a system design that was not provided or quoted. The staff report makes no reference to this design, and the staff report does not show 85% efficiency anywhere. Nor do the documents I provided to the staff.

HPC claims that there is not a significant difference in cost. The numbers below show that based on today's energy costs I can expect a nearly \$30,000 difference. Over the last 20 years energy costs in Wisconsin have doubled. It's not unreasonable to expect that we should see the same going forward.

Additionally, the commission nor the staff report made any consideration during proceedings as to if my proposal was impactful to the property or adjacent properties. They did not discuss if my asphalt roof is historically significant.

	annual production	Cost
HPC Proposed	7,800	\$30,400
My Preference	11,389	\$24,800
Production Difference	68.49%	
kwh difference	3,589	

<b>Current Cost per KWH</b>		0.18325
<b>Up front cost difference</b>		\$5,600
<b>annual loss</b>		\$657.68
<b>warranty of system- pessimistic lifespan</b>		25 years
<b>loss over lifespan based on current KWH cost</b>		\$16,442.11
<b>Expiring 2025 tax credit</b>		\$7,500
<b>total loss</b>		\$29,542.11

On Tue, Sep 2, 2025 at 11:12 AM Owczarski, Jim <[jowcza@milwaukee.gov](mailto:jowcza@milwaukee.gov)> wrote:  
Good Morning,

Going over this with staff and reviewing the Commission-approved guidelines, staff does not have authority to issue a staff CoA for this project. I would note that the Office of the City Attorney has advised the Commission to delegate this authority in a very limited way.

This matter will certainly be scheduled for a hearing before the Commission and, should that outcome prove unsatisfactory, you'll have the right to appeal this to the Common Council.

Questions, &c., of me, please let me know.

Jim

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**From:** Chris S Sanger <[cssanger@gmail.com](mailto:cssanger@gmail.com)>  
**Sent:** Saturday, August 30, 2025 11:17 AM  
**To:** Owczarski, Jim <[jowcza@milwaukee.gov](mailto:jowcza@milwaukee.gov)>  
**Cc:** Brower, Alex <[Alex.Brower@milwaukee.gov](mailto:Alex.Brower@milwaukee.gov)>  
**Subject:** Re: Solar install at 2591 N Summit- HPC concerns

Jim,

Thanks so much for the quick response. I've also attached my COA application, the HPC provided solar checklist, the correspondence HPC Staff, and the HPC Staff Solar Approval Policy for your reference.

-Chris Sanger

On Sat, Aug 30, 2025 at 10:26 AM Owczarski, Jim <[jowcza@milwaukee.gov](mailto:jowcza@milwaukee.gov)> wrote:  
Good Morning,

Thanks very much for looping me into this.

Staff (and I!) are certainly aware of the limitations placed by statute on the Commission's ability to regulate the installation of solar equipment. I will review this with them on Tuesday and get you and Ald. Brower a prompt response.

Regards,

Jim

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**From:** Chris Sanger <[cssanger@gmail.com](mailto:cssanger@gmail.com)>

**Sent:** Saturday, August 30, 2025 9:37 AM

**To:** Brower, Alex <[Alex.Brower@milwaukee.gov](mailto:Alex.Brower@milwaukee.gov)>; Owczarski, Jim <[jowcza@milwaukee.gov](mailto:jowcza@milwaukee.gov)>

**Subject:** Solar install at 2591 N Summit- HPC concerns

Hey Councilperson Brower and Clerk Owczarski,

I'd like to install Solar at 2591 N Summit, my residence which is in the north point north historic district.

Councilperson- I know you're passionate about Milwaukee's independence from We Energies, and this is my small action I can take to make myself more independent from them as well as make a positive environmental impact.

However- I've been informed by the Historic Preservation Staff that they are not likely to provide a COA thereby attempting to block my installation. I believe this is directly in contradiction of Wisconsin Statute 66.0401 which is linked on the [HPC's solar checklist](#). I've grown increasingly concerned after reviewing past HPC actions related to solar, [particularly the hearing from 2/11/13](#) where the board (which apparently is still almost all the same people...) made it very clear that they want to wait for someone to sue in order to decide the future of solar. I've included Clerk Owczarski here because of his participation in that meeting.

According to Arch Electric, Hometeam Electric and ECW Electric, the only viable location for a solar install at my property is the easterly, street facing elevation.

According to S66.0401, authority granted must meet the following conditions:

- (a) Serves to preserve or protect the public health or safety.
- (b) Does not significantly increase the cost of the system or significantly decrease its efficiency.
- (c) Allows for an alternative system of comparable cost and efficiency.

a) moot

b) The east face is the only viable option according to installers. I've requested specific efficiency numbers from the installers.

c) I've received a quote of 115k to install solar tiles (vs 25k for modules)

This is all particularly concerning to me as I'm trying to complete this work prior to the expiration of federal tax credits, which would not allow time for this to wend its way through the courts- and frankly I don't want to have to go through that. This seems pretty cut and dry to me.

So, I'm reaching out to both of you today to see if there's anything that can be done so I can avoid this. Is it possible to introduce a resolution to align the HPC's powers to the state ordinance proactively? Are there

possibilities of excluding my property from the district (I'm quite certain I could get all of my neighbors to agree, they are monumentally frustrated with the HPC.)

I'd love to get some time with one or both of you to discuss this matter and talk about potential paths forward that hopefully don't involve litigation.

Thanks  
Chris

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