

From: saintfirky@gmail.com on behalf of [Chris S Sanger](#)
Sent: Thursday, October 2, 2025 3:46 PM
To: [Stern, Andrew](#)
Subject: Re: Solar install at 2591 N Summit

We Energies continues to seek annual 10%+ rate hikes for electricity through 2027, after years of continuous hikes. Wisconsin leads the country in electric rate hikes.

Microsoft plans on building the most powerful AI datacenter in the world in Wisconsin, and there are dozens more proposals in the works. On one hand we're excited by the high paying jobs this will bring to SE Wisconsin. On the other hand, Wells Fargo expects an 1,150% increase in electrical consumption by 2030. **That directly translates to higher electrical bills for you and us.**

We love historic preservation, our house, and this neighborhood. Many of our neighbors have seen Chris on the roof with a hand plane carefully fitting historically appropriate, hand built, storm windows. We take this seriously.

We also believe there are important compromises that must be made to help these homes survive another 100+ years and for us and our neighbors to continue to afford and enjoy them. This isn't the first example and won't be the last. The city just replaced all the street lights with LEDs which are much brighter than the old lights to save

money, it's a big change for the look and feel of the neighborhood. Rising energy costs and climate change are real challenges and solar is one of the few tools average citizens can take advantage of to protect themselves and make a small, positive difference in the world. Conservation of historic properties and conservation of our environment are important values and should not be pitted against each other.

I've received quotes from three different companies for solar, and all have recommended the East elevation for installing the solar array. After our conversation I reached back out to the two most viable suppliers and got additional quotes that met the guidance to hide the solar from the street view.

For a West facing install (away from street elevation) my preferred vendor estimates production of 5,562Kwh/year. For an East facing (street elevation), the vendor estimates 11,389kwh of production.

Slightly less than half as much energy production would be realized on the non-street facing elevation for the same price. So from an economic viability standpoint, the only real option is the front of the house. There are no other siting options. We also investigated solar tiles and the initial quote was 5x the cost of the the street facing array. There are no

alternate systems of comparable cost or efficiency that avoid the standard array installation proposed.

Our roof is asphalt and is not one of our home's defining characteristics. We don't believe solar would detract from our home or the neighborhood. Additionally, should a future owner decide to remove the panels, there would be no damage to the home, or its historic character. Finally, we are using a well respected flush mount racking system to minimize visual impact of the install and ensure safety.

Therefore we're asking you to review the attached site plan and support our request to grant us permission to install solar.

PS

MATERIALS LIST/

19 – Canadian Solar 455 watt solar panels

19 – Enphase IQ8AC micro-inverters

1 – Ironridge roof racking system

1 – Enphase combiner with online monitoring



On Thursday, October 2, 2025, Chris S Sanger <cssanger@gmail.com> wrote:

Andrew- let's move forward with the hearing. Thanks for following up

I won't be able to attend as we both have work travel, but I will share some additional docs with you shortly.

On Monday, September 29, 2025, Stern, Andrew <Andrew.Stern@milwaukee.gov> wrote:

Chris,

Just following up on this to see if you'd like me to issue the COA or if you'd like to go to HPC next Monday for the request for panels on the front of your house.

Thanks,

Andrew Stern, Senior Planner
Historic Preservation Commission
City of Milwaukee
414-286-5722
Andrew.Stern@Milwaukee.gov

From: Stern, Andrew
Sent: Friday, September 19, 2025 8:56 AM
To: Chris Sanger <cssanger@gmail.com>
Subject: RE: Solar install at 2591 N Summit

Chris,

Yes, that would satisfy the requirements for staff approval. Let me know if you wish to move forward with that design or continue to October HPC hearing.

Thanks,

Andrew Stern, Senior Planner
Historic Preservation Commission
City of Milwaukee
414-286-5722
Andrew.Stern@Milwaukee.gov

From: Chris Sanger <cssanger@gmail.com>
Sent: Friday, September 12, 2025 5:14 PM
To: Stern, Andrew <Andrew.Stern@milwaukee.gov>
Subject: Re: Solar install at 2591 N Summit

Andrew- thank you.

Question, would the attached layout be approved by staff, thereby bypassing the need for a hearing? It's less efficient overall even with adding more modules so it's also more expensive, but It's a potential path forward.

R ENERGY QUOTE



Team Energy. The package includes: Solar Panels, Inverter, Racking, Design, Engineering, Permitting, Utility

On Thu, Sep 4, 2025 at 3:35 PM Stern, Andrew <Andrew.Stern@milwaukee.gov> wrote:

Chris,

Application received. I still have the previously submitted materials. This will be placed on the October 6th HPC meeting agenda. Our administrative assistant will send out additional information closer to the meeting and I'll be in touch if I need any additional information.

Thanks,

Andrew Stern, Senior Planner
Historic Preservation Commission
City of Milwaukee
414-286-5722
Andrew.Stern@Milwaukee.gov

From: Chris Sanger <cssanger@gmail.com>
Sent: Saturday, August 30, 2025 11:11 AM
To: Stern, Andrew <Andrew.Stern@milwaukee.gov>
Subject: Re: Solar install at 2591 N Summit

Andrew-

Please find COA request attached. Do you need me to reattach the previously submitted photos and checklist?

On Sat, Aug 30, 2025 at 9:04 AM Chris Sanger <cssanger@gmail.com> wrote:

Andrew-

That's helpful, thank you!

On Fri, Aug 29, 2025 at 2:31 PM Stern, Andrew
<Andrew.Stern@milwaukee.gov> wrote:

Chris,

If you go here and search with the keywords solar and certificate you'll find the past COAs: <https://milwaukee.legistar.com/Legislation.aspx>

The vast majority of these did not require a hearing because they were staff-level approvals. To my knowledge, none of the approvals have included a front façade installation.

Andrew Stern, Senior Planner
Historic Preservation Commission
City of Milwaukee
414-286-5722
Andrew.Stern@Milwaukee.gov

From: Chris Sanger <cssanger@gmail.com>
Sent: Monday, August 25, 2025 5:50 PM
To: Stern, Andrew <Andrew.Stern@milwaukee.gov>
Subject: Re: Solar install at 2591 N Summit

Thanks Andrew-

Can you share any of those previous hearings, I'd like to understand the conditions in which they were reviewed.
According to the three installers I've spoken to, the front elevation is the only option to implement solar and it'd be interesting to know if the other properties were in the same boat and how their applications were evaluated.

Thanks
Chris

On Mon, Aug 25, 2025 at 2:21 PM Stern, Andrew
<Andrew.Stern@milwaukee.gov> wrote:

Yes, that is correct. That is for staff-level approvals. No other guidelines to be aware of, though be aware that solar systems on the front facades have traditionally not received approval at HPC.

Andrew Stern, Senior Planner
Historic Preservation Commission
City of Milwaukee
414-286-5722
Andrew.Stern@Milwaukee.gov

From: Chris Sanger <cssanger@gmail.com>
Sent: Monday, August 25, 2025 2:14 PM
To: Stern, Andrew <Andrew.Stern@milwaukee.gov>
Subject: Re: Solar install at 2591 N Summit

I want to verify im interpreting this right. Is the policy attached is the staff policy for automatic approval of a solar system, and systems that don't meet the requirements in the policy are required to go to hpc meeting for a COA?

Are there any other guidelines I should be aware of or things that the committee will expect to see?

On Mon, Aug 25, 2025 at 11:50 AM Stern, Andrew
<Andrew.Stern@milwaukee.gov> wrote:

Chris,

I've attached our staff approval policy for solar energy systems. As presented, this will require a hearing at HPC. The soonest I can schedule this is the October 6th HPC meeting. Could you please complete the attached COA application?

Thanks,

Andrew Stern, Senior Planner
Historic Preservation Commission
City of Milwaukee
414-286-5722

Andrew.Stern@Milwaukee.gov

From: Historic Preservation Commission <HPC@milwaukee.gov>

Sent: Monday, August 25, 2025 11:34 AM

To: Stern, Andrew <Andrew.Stern@milwaukee.gov>

Subject: FW: Solar install at 2591 N Summit

From: Chris Sanger <cssanger@gmail.com>

Sent: Saturday, August 23, 2025 2:17 PM

To: Historic Preservation Commission <HPC@milwaukee.gov>

Subject: Solar install at 2591 N Summit

Hello,

I'd like to install Solar at my home at [2591 N Summit Ave.](#) I've attached the form I found on the HPC site that's been filled out by the installer along with photos. Does this need to go through the full process or is Solar just subject to staff approval?

Thanks and please let me know if there's anything further you need from me!

Thanks

Chris

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-Chris Sanger

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-Chris Sanger