

Hambrook Solar Project

2015 N LAKE DR, MILWAUKEE, WI 53202

WI Solar Laws

- First, Wis. Stat. § 60.61 specifically authorizes towns to enact zoning ordinances to provide “adequate access to sunlight for solar collectors and to wind for wind energy systems.” Further, under Wis. Stat. § 66.0401, local governments -- counties, towns, cities and villages -- may not place any restriction on the installation or use of solar or wind energy systems unless the restriction:
 - Serves to preserve or protect public health or safety
 - Does not significantly increase system cost or efficiency
 - Allows for an alternative system of **comparable cost and efficiency**

Solar Access by Roof Location

Placing solar panels anywhere else would lower production and not meet Hambrook's consumption needs.

If Easternmost array is taken off, 23% energy production reduction from original design.

A quarter sized system reduction in efficiency.



Pine tree blocking view from Lake Dr





Approved project by HPC in 2023

- 3410 N Lake Dr
- Visible to public right of way on Lake Dr

	221415
Certificate of Appropriateness	
Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5712	
Property	3410 N. Lake Drive North Lake Drive Estates
Description of work	Install solar panels on south slopes of roof as shown, arrays 1, 3, 4, 5, & 6 only. Install related electrical equipment as shown.
Date issued	3/27/23 PTS ID N/A
<small>In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:</small>	
<small>All work must be done in a craftsman-like manner, and must be completed within one year of the date this certificate was issued. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5712 E-mail: hpc@milwaukee.gov.</small>	
<small>If permits are required, you are responsible for obtaining them from the Milwaukee Development Center. If you have questions about permit requirements, please consult the Development Center's web site, www.milwaukee.gov/ins, or call (414) 286-6210.</small>	
 City of Milwaukee Historic Preservation	
Copies to: Development Center, Alderperson	
1 of 3	



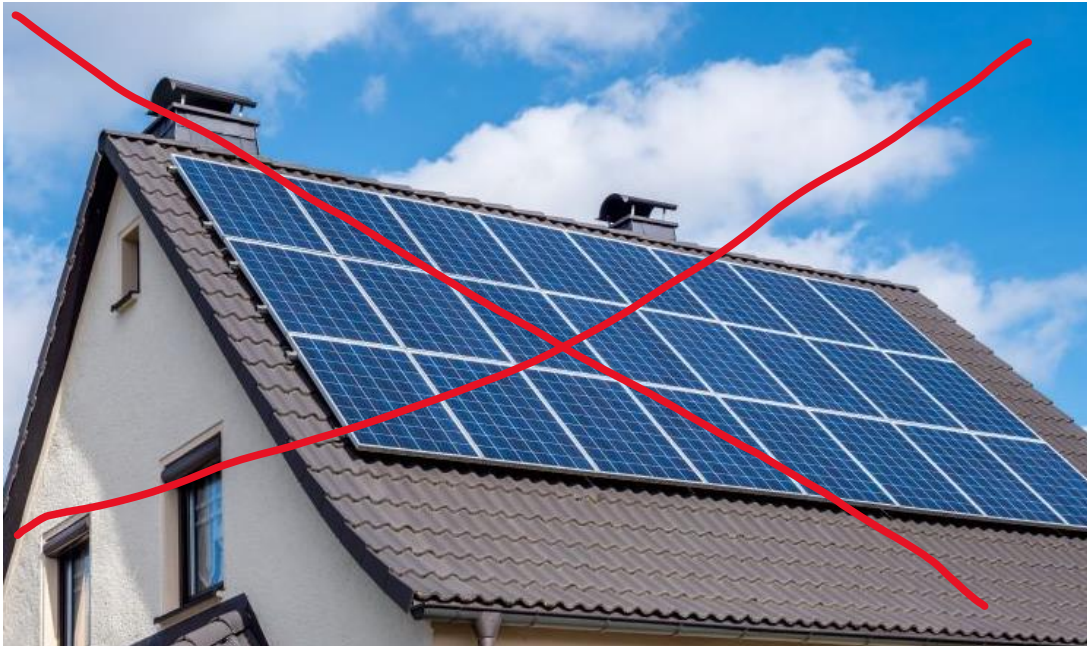
Approved Lake Dr project

- 5533 Lake Dr
- Visible to public right of way on Lake Dr



Cohesive Layout

- System will sit parallel to the roof pitch, less than 6" off the roof face.
- Dark color of new modules is relevant to Hambrook's dark asphalt roof color
- Old modules vs Newer modules that Arch Solar uses



Final Notes

- A 23% reduction in Hambrook system's production without a comparable design in efficiency or cost goes directly against Wisconsin's solar laws.
- Black on black modules blends to color palette of roof.
- Solar is not "highly visible" due to pine tree blocking view from Lake Dr.
- Homeowner is a supporter of HPC and renewable energy.
- Renewable energy production is critical to the community's future.