

From: [Hayley Tymeson](#)
To: [Plan Commission Comments](#)
Subject: Agenda item #7 (64918): 621 Pioneer Road
Date: Sunday, June 6, 2021 4:55:04 PM

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Hi Plan Commission members!

We are writing to you as members of 350Madison concerned with reducing the CO2 output of Madison's buildings. Our group (and signers below) include high-school students and retirees, college-aged students and mid-career professionals. We span four generations, but are united in our desire and commitment to a sustainable and just Madison.

You are considering a request for rezoning of land at 621 Pioneer Road from Temp. A (Agricultural District) to TR-C3 (Traditional Residential-Consistent 3).

Since this land is currently zoned Temp. Agricultural, we assume there is no public utility infrastructure (no gas lines, no electric lines, no water lines) on the land. If so, we suggest that the City of Madison move forward with this development ONLY if it could be developed as an all-electric multi-family development. That means we propose that this area include no gas utility lines.

Electrification is becoming an increasingly recognized (and highly affordable) strategy for sustainable building. First, it removes the need to use fossil fuels within a building entirely. As our power grid transitions to solar, wind, and renewable resources, all-electric buildings will naturally transition as well - not so for buildings with gas lines and fossil fuel usage built in. Second, all-electric housing can be built without any gas connections, reducing the cost of construction and maintenance for the city and local utilities. Evidence suggests that electrification can also lead to lower long-term costs for residents as well, making it a win for the city, the future residents, and the environment!

See the following sources for more information on the economics and benefits of building electrification:

- Summary of Rocky Mountain Institute's *Economics of electrifying buildings*:
<https://rmi.org/insight/the-economics-of-electrifying-buildings/>
- NRDC's take on the importance of building electrification:
<https://www.nrdc.org/experts/pierre-delforge/2019-set-stage-cleaner-and-healthier-buildings>

However the project moves forward, it could also include other sustainable inputs such as geothermal, electric all-weather heat pumps, solar rooftops, improved access to public

transit (if feasible for the city and residents), limited parking with an abundance of EV charging stations, walkability/bikeability, and greenspaces. This is undeveloped land - if we are going to develop it, we should be using that development to build a healthy, sustainable city.

Thank you for your attention,

Hayley Tymeson, Kathryn Pensack, Kate Sandretto, Judy Stadler, Susan Millar, Noemy Lesieutre, Peggy Rosin, Alexa Hanson, and Gregg May