2025 Staff Year-in-Review

SMC – December 22 2025

CITY OF MADISON
SUSTAINABILITY

Air Quality Monitoring

The City of Madison is leading a collaborative project to install a [citywide network of air quality sensors](#) to help understand air pollution in our community.

65 sensors are be located around Madison, roughly in each 2018 census tract.

This initiative is supported by a $430,000 grant from the US Environmental Protection Agency (EPA).

Progress:

- Finally have a signed contract with Love My Air, their staff is working with our API to make data display properly.

- Website to be live in as soon as possible.

Building Energy Savings Program

The City of Madison adopted the new Building Energy Savings program (BESP) in March 2023 to improve energy efficiency in large commercial buildings community-wide through energy benchmarking and tune-ups.

This year, only commercial buildings larger than 50,000 square feet must began benchmarking.

Next year, commercial buildings over 25,000 square feet will need to benchmark. We anticipate the program will have ~800 buildings in total.

Next year commercial buildings over 100,000 square feet will need to tune-up for the first time (~100 buildings).

Progress:

- 347 of 383 (91%) of required buildings completed the benchmarking process this year

- Comparable to peer programs like St. Paul (93%) and Chicago (83%)

- 40 buildings have already completed the tune-up process (voluntary early birds!)

Municipal Building

215 Martin Luther King Jr Blvd
Madison Building ID: **M10464**
ESPM ID: **2788273**
Reporting Period: **2024 Calendar Year**
Property Type: **Office**
Gross Floor Area: **82,952ft²**
Year Built: **1920**

(City of Madison, Wisconsin seal)

Your Highlights

89 — Number of properties of the same type as yours

6 / 89 — Your greenhouse gas intensity (GHGI) rank among properties of the same type (where 1st is the lowest emitter)

87 / 324 — Your GHGI rank compared to all buildings in the whole City of Madison dataset

94 — Your property's ENERGY STAR score

Performance This Year

The charts below compare your building's current performance (dashed black line) with buildings of the same property type. The height of each bar shows the number of properties with each performance score.
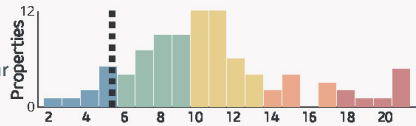
As the program expands, additional buildings of the same type will become available for comparison. For now, if fewer than five buildings of your property type are available, this graph will not be displayed.

GHG Emissions Intensity
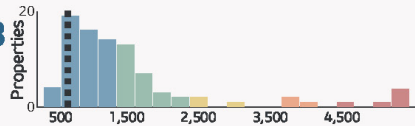**6 out of 89** properties

5.3
kgCO₂e/ft²/year

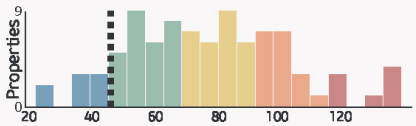### Total GHG Emissions
11 out of 89 properties

435.8
tCO₂e

Site EUI
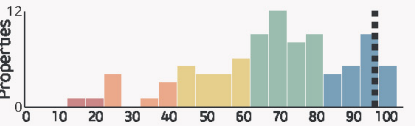**11 out of 89** properties

43.8
kBtu/ft²/year

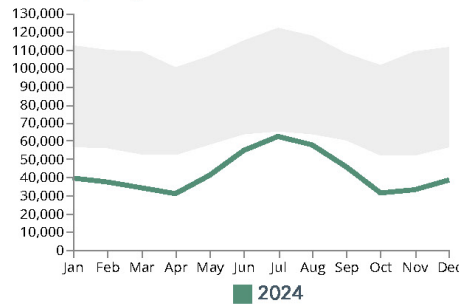### Energy Star Score
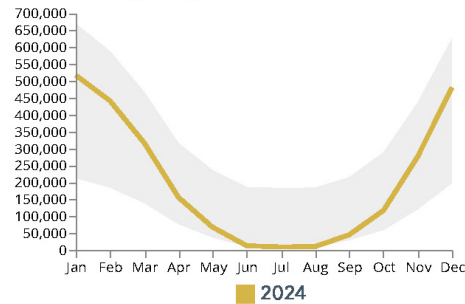**6 out of 71** properties

94

Monthly Performance

A comparison of your building's monthly energy performance, by energy type, year-over-year. When a significant correlation between energy consumption and weather was detected, the data was "weather-normalized" with the 30-year average weather. Otherwise, your billed data is presented.

Electricity Usage (kWh, Weather Normalized)

■ 2024

Thermal Energy Usage (kBtu, Weather Normalized)

■ 2024

The grey band represents the average typical performance for a building similar to yours (same property type and size).
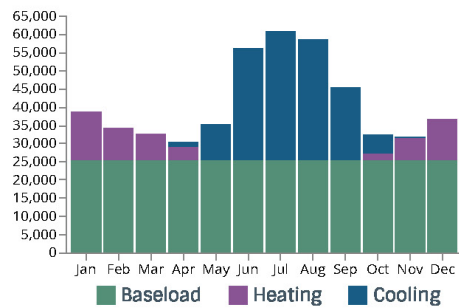
Note: "thermal energy usage" combines natural gas, renewable natural gas, district hot water, district steam, propane, fuel oil, and biomass. District chilled water is not yet accounted for.

Energy Load Breakdown

A modeled breakdown of your building's energy consumption into its main components: heating load, cooling load, and baseload.

When there is a correlation between energy consumption and weather, the approximate load breakdown for the current year is presented. Otherwise, the billed data is shown, and the entire load is assumed to be "baseload."

Electricity Breakdown (kWh, Approximate)

■ Baseload ■ Heating ■ Cooling

Thermal Energy Usage Breakdown (kBtu, Approximate)

■ Baseload ■ Heating

How Can You Improve?

This section contains insights and recommendations based on comparing each of your building's energy end-uses (heating, cooling, baseload) to other buildings of the same property type in Madison.

Below each bar, you'll find the potential carbon and dollar savings associated with improving your building's energy performance. If your building's energy use improves to rank within the top 25% of similar buildings in Madison (the "75th percentile"), these are the savings you could achieve. If your building is already performing better than the 75th percentile, the savings shown represent what you could gain by reducing energy consumption for this end-use by an additional 10%.

Energy costs are approximated and based on average blended rates resulting in $0.0939/kWh for electricity and $0.5910/therm for thermal energy.

Note: "thermal energy usage" combines natural gas, renewable natural gas, district hot water, district steam, propane, fuel oil, and biomass. District chilled water is not yet accounted for.
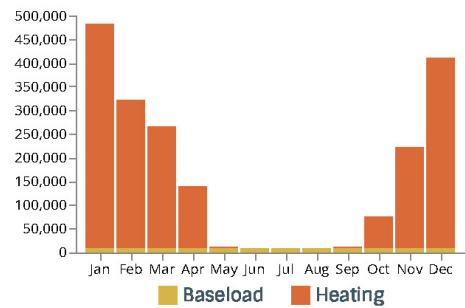
Heating Energy

Low Performance   Average   High Performance

If you achieved the high performance group (top 25%), you would:

Reduce: 71 tCO$_2$e/yr

Save: $8,198/yr

Where to look: The heating load typically consists of heat loss through the building envelope (windows, walls, roofs) and heating energy for ventilation. *Consider envelope upgrades, higher efficiency heating equipment, heat recovery ventilation systems, minimizing simultaneous heating and cooling, and optimizing operation setpoints. To reduce GHG emissions, consider switching to HVAC systems that use high-efficiency electric equipment rather than natural gas (always calculate the GHG savings first).*

Electric Baseload

Low Performance   Average   High Performance

You're already a top performer. With 10% more improvement, you would:
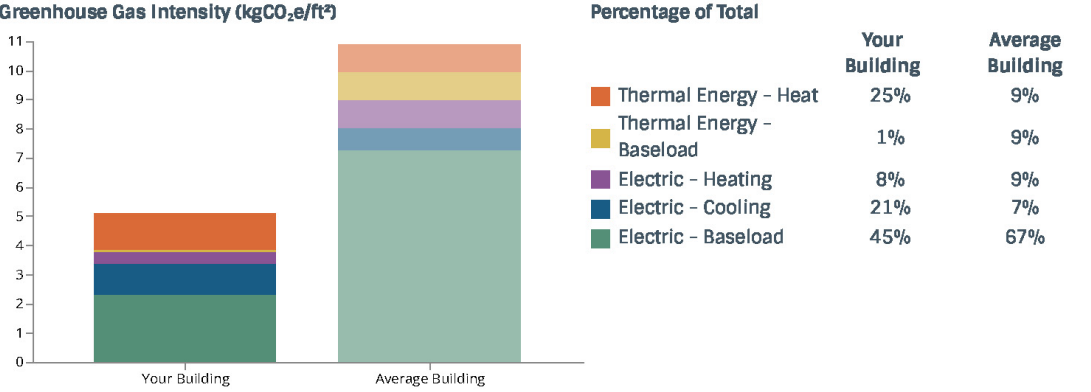
Reduce: 19 tCO$_2$e/yr

Save: $2,834/yr

Where to look: The electric baseload typically consists of lighting loads, plug loads (computers, servers), and equipment loads (elevators, machinery). *Consider lighting improvements and plug load management tactics.*

Greenhouse Gas Intensity Breakdown by End-Use

Greenhouse gases (GHGs) are the leading cause of climate change. The graph below shows which end-use(s) are the main sources of GHG emissions at your property. It also compares your building's GHGI to the average building's GHGI (for the same property type).

Reducing emissions can involve saving energy through operational changes, upgrading to more efficient equipment, improving air sealing and insulation, transitioning from fossil-fuel-powered equipment to high-efficiency electric models, and using renewable energy sources like solar or wind. Electrification is increasingly a good decision, but it is important to continue to run the numbers on GHG savings. Begin by addressing the end-uses that contribute the most to emissions.

Greenhouse Gas Intensity (kgCO$_2$e/ft^2)

Percentage of Total

	Your Building	Average Building
Thermal Energy – Heat	25%	9%
Thermal Energy – Baseload	1%	9%
Electric – Heating	8%	9%
Electric – Cooling	21%	7%
Electric – Baseload	45%	67%

Efficiency Navigator

Partnership with Sustain Dane and Elevate Energy to provide free energy efficiency upgrades to affordable multifamily housing serving.

Progress:

- In 2025, the City, Sustain Dane, and Elevate Energy worked together with building owners to improve the homes of 60 families in our community.

- These improvements also reduce resident's exposure to indoor air pollutants associated with natural gas and mold.

Grants

Dane County's Charging and Fueling Infrastructure Discretionary Grant Program ("CFI")

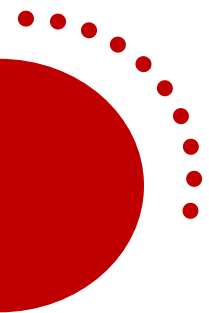Four City sites have been selected to proceed with the program (3 CDA sites, 1 Metro Park and Ride).

Construction dollars are still being held at the federal level and Dane County's is working to get those released.

Youth Climate Action Fund – Round 2

Madison has received $100,000 to support youth-led climate projects between $1,000 to $5,000.

Round 2 supported 17 projects, including tree planting efforts at Huegel Elementary by the Sanchez Scholars and other community members and planting a new food forest at Troy Gardens.

A third round of funding may be incoming in 2026 if we are selected by Bloomberg Philanthropies.

Renewable Energy

Working to implement the goals from the [100% Renewable Madison report](#). Completed in 2018, the plan provides a scienced-based approach for reaching our energy goals for City operations and guidance for supporting renewable energy community-wide.

Goals:

100% renewable energy and net zero carbon emissions for city operations by 2030.

Net zero carbon emissions community-wide by 2050.

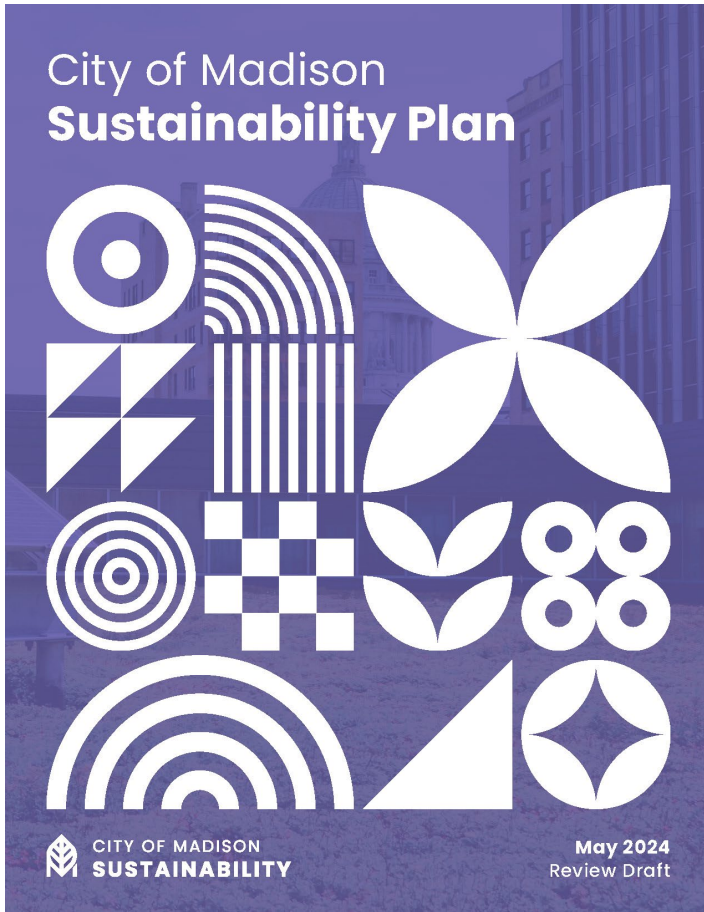## Progress:

- In 2023, 82% of the electricity used by the City came from renewable sources.

- That's a 7% increase since 2020, when 75% of electricity used for City operations came from renewable sources.

- MGE passed a community-shared solar program through the Public Service Commission.

- The City expects to participate in that program to help reach our goal, more details to come in 2026.

Sustainability Plan Update

Milestones	Date
Phase 1 - Department Outreach	
Present Plan to Mayor	January 2025
Recruit Sustainability Champions	February 2025
Schedule Individual Department Meetings	March 2025
Complete Department Meetings	May 2025
Phase 2 - Meeting with Champions	
Schedule Quarterly or Bi-Annual Meetings	May 2025
First Bi-Annual Meeting	July 2025
Second Bi-Annual Meeting	**December 2025**
Phase 3 - Reporting, Celebrating Achievements, Improving Process	
Begin Gathering Data for Annual Memo	January 2026
Release First Annual Report	March 2026
---- Continue Regular Meetings -----	----
First Bi-Annual Gathering	June 2026

Sustainability Plan Update

City of Madison
Sustainability Plan

CITY OF MADISON
SUSTAINABILITY

May 2024
Review Draft

January 2026

- Beginning collecting responses to the annual memo

March 2026

- Annual Progress Report Released

Summer 2026

- Work with champions to create baseline data for metrics reporting

- Meet in smaller groups and learn about what each champion needs to implement their goals

Sustainability Plan Update

Quality, Affordable Housing

#	Goal	2025 Progress	Progress
1	Increase the availability of quality housing that is affordable to households with incomes at or below 60% of area median income by supporting new construction as well as preserving and improving existing housing, with a focus on meeting the housing needs of households with incomes at or below 30% of area median income.	1 2 3 4 5	
2	Create and expand City policies and programs to support energy efficiency, healthy indoor air quality, sustainable building materials, and removal of environmental toxins in new and existing housing.	1 2 3 4 5	

Resilient City Design & Infrastructure

#	Goal	2025 Progress	Progress
3	Provide equitable access to parkland, lakes, and other natural areas as well as sports, recreation, education, and wellness programming offered by the City and its partners.	1 2 3 4 5	
4	Preserve, protect, and increase access to land for urban agriculture, particularly for community members who live in rental housing.	1 2 3 4 5	
5	Facilitate the development of dense, compact, and livable neighborhoods that support walking, biking, and transit use.	1 = Not started 2 = A little progress. (Got a start on one action.)	
6	Increase resilience to climate change impacts including heat waves, storms, and flooding.	3 = Some progress. (Got a start on more than one action but none are complete.) 4 = Good progress. (Made significant progress on more than one action.) 5 = Complete/Ongoing	

Questions?

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