

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please support the proposed Building Energy Savings Program ordinance  
**Date:** Wednesday, February 15, 2023 10:01:23 AM

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**From:** Phyllis Hasbrouck <[phyllis.hasbrouck@350wisconsin.org](mailto:phyllis.hasbrouck@350wisconsin.org)>  
**Sent:** Tuesday, February 14, 2023 2:52 PM  
**To:** EDC <[EDC@cityofmadison.com](mailto:EDC@cityofmadison.com)>  
**Subject:** Please support the proposed Building Energy Savings Program ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear members of the Economic Development Committee:

**I support the proposed *Building Energy Savings Program (BESP) ordinance for large commercial buildings*.** As we see the climate disasters mounting, each one of us must do all they can to lower our carbon emissions. If we don't make that our number one priority, we and our descendants are in for some very bad times. You are perfectly placed to help Madison join the vanguard of caring for our planet. I'm sure you are getting lots of pressure from business interests who can only see the extra costs for them. Let them know that you are keeping your eyes on the prize, namely a livable planet.

Passing this ordinance will also be a huge help for building owners and tenants, and will attract people who care about the Earth to our city. Forty other U.S. cities, counties and states have already enacted similar ordinances. Please respect all the work that has gone into researching and crafting this ordinance, and pass it quickly, and move on to the next opportunity to create quality buildings and a livable Earth.

Yours,  
Phyllis Hasbrouck  
3113 View Rd.  
Madison, WI 53711  
Phyllis Hasbrouck  
350 Wisconsin Organizer  
[phyllis.hasbrouck@350Wisconsin.org](mailto:phyllis.hasbrouck@350Wisconsin.org)  
H-608-223-9571  
C-608-628-2605  
[www.350Wisconsin.org](http://www.350Wisconsin.org)

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Support for BESP Ordinance  
**Date:** Wednesday, February 15, 2023 10:01:15 AM

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**From:** Kathleen Fitzgibbon <kathleen.fitzgibbon.2@gmail.com>  
**Sent:** Tuesday, February 14, 2023 2:56 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Support for BESP Ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Economic Development Committee:

As a Madison resident who is extremely concerned about climate change, I am writing to express my support for the proposed Building Energy Savings Program (BESP) ordinance for large commercial buildings. This would both help Madison reach its carbon neutrality goals and save money for building owners and tenants by increasing efficiency. Additionally, similar ordinances have already been proven successful in dozens of other places in the US.

Thank you in advance for your efforts to reduce energy usage and combat climate change in Wisconsin. Please approve this project!

Thanks for your time and have a nice day,  
Kathleen Fitzgibbon

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please support the proposed Building Energy Savings Program ordinance  
**Date:** Wednesday, February 15, 2023 10:01:05 AM

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**From:** ANNA PAIGE ENGLEBERT <apenglebert@wisc.edu>  
**Sent:** Tuesday, February 14, 2023 3:07 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Please support the proposed Building Energy Savings Program ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Economic Development Committee:

I am concerned about the negative impacts of climate change in Wisconsin. **I am writing to express my support for the proposed *Building Energy Savings Program (BESP) ordinance for large commercial buildings***. The effectiveness of this proposed ordinance is supported by the success of similar ordinances in over 40 other cities, counties, and states in the US.

The positive impacts of this ordinance go beyond reducing carbon emissions in Madison. The resulting energy savings will have positive financial outcomes for building owners and tenants.

Thank you in advance for your efforts to reduce energy usage and combat climate change in Wisconsin. **Please approve this project!**

Sincerely,  
Anna Englebert  
852 Walter Run

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: public comment Building Energy Savings  
**Date:** Wednesday, February 15, 2023 10:00:55 AM

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**From:** sandy eskrich <sandy.eskrich@gmail.com>  
**Sent:** Tuesday, February 14, 2023 3:25 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** public comment Building Energy Savings

Caution: This email was sent from an external source. Avoid unknown links and attachments.

**I am supportive of the** Madison Building Energy Savings Program.

Madison needs this type of program to help the city meet its climate goals.

Other cities have adopted this type of legislation and have found that mandatory building energy efficiency programs work, voluntary ones don't.

Please keep Madison moving in responsible ways.

Thank you,  
Sandy Eskrich  
615 W. Main Street #108  
Madison, WI 53703

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please Oppose the Proposed City of Madison Mandatory Energy Benchmarking & Tune Ups Ordinance  
**Date:** Wednesday, February 15, 2023 10:00:42 AM

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**From:** Jennie Macaluso <jmacaluso@wamllc.net>  
**Sent:** Tuesday, February 14, 2023 3:41 PM  
**To:** EDC <EDC@cityofmadison.com>; All Alders <allalders@cityofmadison.com>  
**Subject:** Please Oppose the Proposed City of Madison Mandatory Energy Benchmarking & Tune Ups Ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

All, This is so important to the tenants and building owners/managers of the City of Madison. We urge the opposition of the proposed City of Madison Mandatory Energy Benchmarking & Tune Ups Ordinance. We would encourage adopting a voluntary program like the one approved but not implemented back in 2015. We would also like to state that building owners and managers already voluntarily benchmark and are always looking for ways to save energy and energy costs and pass those savings along to the tenants. Please contact the local associations who already have designed building benchmark programs, such as BOMA-WI, IREM Milwaukee and IREM Madison for additional information. Thank you.

Jennie Macaluso

BOMA-WI, IREM Madison, IREM Milwaukee

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: City of Madison Mandatory Energy Benchmarking & Tune Ups Ordinance  
**Date:** Wednesday, February 15, 2023 10:00:33 AM  
**Importance:** High

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**From:** davidgoeman@northwesternmutual.com <davidgoeman@northwesternmutual.com>  
**Sent:** Tuesday, February 14, 2023 4:48 PM  
**To:** EDC <EDC@cityofmadison.com>; All Alders <allalders@cityofmadison.com>  
**Subject:** City of Madison Mandatory Energy Benchmarking & Tune Ups Ordinance  
**Importance:** High

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear City EDC and Alder Members,

Please accept my recommendation to adopt a voluntary Energy Benchmarking & Tune Ups Ordinance program like the one approved but not implement back in 2015 rather than a mandatory program of benchmarking and tune ups.

Thank you for hearing my recommendation and please carry this forward to the Common Council.

*Dave*

**David A. Goeman** FMP, LEED GA

HVAC Facility Operations Manager -Milwaukee and Franklin

Campus & Event Experiences

720 E Wisconsin Avenue, V03NE Milwaukee, WI 53202  
P: 414.665.3736 | C: 262.289.5372

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**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Support the proposed Building Energy Savings Program ordinance  
**Date:** Wednesday, February 15, 2023 10:00:23 AM

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**From:** Don Ferber <d\_ferber@sbcglobal.net>  
**Sent:** Tuesday, February 14, 2023 5:46 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Support the proposed Building Energy Savings Program ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Members of the Economic Development Committee:

It is clear that Madison needs to take stronger actions to meet our emission reduction goals to mitigate climate change. The main efforts so far have dealt with the 5% of Madison's emissions City government itself is creating, leaving 95% arising from the private sector. The building sector is a significant component of those emissions, and one of the most cost effective ways of dealing with that is through energy reduction. Adding renewable energy such as solar can be another. Both are especially viable now with the added support available from the Inflation Reduction Act.

The proposed **Building Energy Savings Program (BESP)** would enable businesses in large buildings to better understand their energy consumption and provide good information as to how to reduce it. This, or even stronger standards, are becoming a fairly common practices in many other cities, with proven results in not only cutting emissions, but reducing energy cost and demand. Not only does this make good economic sense for those businesses, but it also is consistent with the values Madison holds to be a leader in committing itself to reducing climate change impacts, and would help provide a more positive image for the community and businesses we wish to attract here.

Since there is no requirement to take action, but only support provided for those who wish to do so, who wouldn't want to know more about their energy use and options they can take? Since when has ignorance been bliss? These large stakeholders have benefitted from being part of the Madison community, and we should expect them to do their part to uphold community standards and values. Madison is already lagging seriously behind many other cities in our building sector and what is expected from them. The time to act is now.

We respectfully urge you to support the **Building Energy Savings Program** ordinance and move it forward.

Thank you,

Don Ferber  
Four Lakes Group Sierra Club Conservation Chair

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please support the proposed Building Energy Savings Program ordinance  
**Date:** Wednesday, February 15, 2023 10:00:07 AM

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**From:** KATHARINE H ODELL <khodell@wisc.edu>  
**Sent:** Tuesday, February 14, 2023 6:25 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Please support the proposed Building Energy Savings Program ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Economic Development Committee:

I am very concerned about the negative impacts of climate change in Wisconsin.

**Therefore, I support for the proposed *Building Energy Savings Program (BESP) ordinance for large commercial buildings*.** The effectiveness of this proposed ordinance is supported by the success of similar ordinances in over 40 other cities, counties and states in the US.

The positive impacts of this ordinance go beyond reducing carbon emissions in Madison. The resulting energy savings will have positive financial outcomes for building owners and tenants.

Thank you in advance for your efforts to reduce energy usage and combat climate change in Wisconsin. **Please approve this project! The success of this project will benefit all residents.**

Sincerely,  
Katharine Odell  
1415 Vilas Ave.  
Madison wi 53711  
608-257-2655

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please support the proposed Building Energy Savings Program ordinance  
**Date:** Wednesday, February 15, 2023 9:59:49 AM

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**From:** Wyatt Broschious <broschious@wisc.edu>  
**Sent:** Tuesday, February 14, 2023 8:09 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Please support the proposed Building Energy Savings Program ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

I am concerned about the negative impacts of climate change in Wisconsin. **I am writing to express my support for the proposed *Building Energy Savings Program (BESP) ordinance for large commercial buildings*.** The effectiveness of this proposed ordinance is supported by the success of similar ordinances in over 40 other cities, counties and states in the US.

The positive impacts of this ordinance go beyond reducing carbon emissions in Madison. The resulting energy savings will have positive financial outcomes for building owners and tenants.

Thank you in advance for your efforts to reduce energy usage and combat climate change in Wisconsin. **Please approve this project!**

Sincerely,

Wyatt Broschious

Get [Outlook for iOS](#)

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please support the proposed Building Energy Savings Program Ordinance  
**Date:** Wednesday, February 15, 2023 9:59:39 AM

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**From:** Jon David STARFELDT <jstarfeldt@wisc.edu>  
**Sent:** Tuesday, February 14, 2023 8:10 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Please support the proposed Building Energy Savings Program Ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Economic Development Committee:

I am concerned about the negative impacts of climate change in Wisconsin. **I am writing to express my support for the proposed *Building Energy Savings Program (BESP) ordinance for large commercial buildings*.** The effectiveness of this proposed ordinance is supported by the success of similar ordinances in over 40 other cities, counties and states in the US.

The positive impacts of this ordinance go beyond reducing carbon emissions in Madison. The resulting energy savings will have positive financial outcomes for building owners and tenants.

Thank you in advance for your efforts to reduce energy usage and combat climate change in Wisconsin. **Please approve this project!**

Sincerely,

Jon Starfeldt

220 W Gilman St, Madison, WI

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: CONCERN  
**Date:** Wednesday, February 15, 2023 9:59:29 AM

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**From:** SIRI WAGNER GRUND <swgrund@wisc.edu>  
**Sent:** Tuesday, February 14, 2023 8:10 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** CONCERN

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Economic Development Committee:

I am concerned about the negative impacts of climate change in Wisconsin. **I am writing to express my support for the proposed *Building Energy Savings Program (BESP) ordinance for large commercial buildings*.** The effectiveness of this proposed ordinance is supported by the success of similar ordinances in over 40 other cities, counties and states in the US.

The positive impacts of this ordinance go beyond reducing carbon emissions in Madison. The resulting energy savings will have positive financial outcomes for building owners and tenants.

Thank you in advance for your efforts to reduce energy usage and combat climate change in Wisconsin. **Please approve this project!**

Sincerely,  
SIRI GRUND

110 S Brooks St, Madison WI

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please support the proposed Building Energy Savings Program ordinance  
**Date:** Wednesday, February 15, 2023 9:59:19 AM

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**From:** Deanna Grahn <grahnd63@gmail.com>  
**Sent:** Tuesday, February 14, 2023 8:54 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Fwd: Please support the proposed Building Energy Savings Program ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Economic Development Committee:

**I am writing to express my support for the proposed *Building Energy Savings Program (BESP) ordinance for large commercial buildings*.** Time's Up!!! We need to take bold steps to move forward with reducing carbon emissions and the Madison area could be a leader in this endeavor. The effectiveness of this proposed ordinance is supported by the success of similar ordinances in over 40 other cities, counties and states in the US.

Other than the extra effort owners would need to do, to report to a system regularly, I see so many positives:

- 1) Madison would be a leader in decarbonization and may inspire others to follow.
- 2) There would be financial savings with the reduction of carbon emissions and energy efficiency.
- 3) Reduction in carbon emissions results in better air quality for all residents in the area.
- 4) Compiling and using the data to measure against others, encourages more participants to do more for a more healthy environment and would be a great performance measure beyond Madison, beyond Wisconsin and even globally.
- 5) The resulting energy savings will have positive financial outcomes for building owners and tenants, many of whom are residents in BIPOC communities.

PLEASE approve this project!!

Thank you for your consideration,

Sincerely,

Deanna Grahn  
1022 Painted Post Dr  
Madison, WI 53716

608-772-1692

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please Support the Building Energy Savings Program  
**Date:** Wednesday, February 15, 2023 9:59:04 AM

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**From:** Sheila Mitchell <sheilamitchell84@gmail.com>  
**Sent:** Tuesday, February 14, 2023 9:09 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Please Support the Building Energy Savings Program

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Economic Development Committee:

I am writing to encourage your support for the *Building Energy Savings Plan (BESP)* Ordinance in the city of Madison. Not only is this the correct approach to be responsible to your taxpayers/customers due to financial savings. It is also the responsible action to provide for the health and welfare of the city of Madison, as well as neighboring communities.

The entire state of Wisconsin looks to Madison to be a leader in trends, and improving building codes around the state is extremely important. The amount of private and commercial buildings which will need to be improved to decrease our energy usage going forward is staggering. And, on practical note, it just makes sense to do the construction correctly from the beginning.

Please vote wisely for the people you represent, and approve this project.

Sincerely,

Sheila Mitchell M.D.

Ashland, Wisconsin

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please Support the Proposed Building Energy Savings Program Ordinance  
**Date:** Wednesday, February 15, 2023 9:58:51 AM

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**From:** Evie Sellers <evelynsellers@gmail.com>  
**Sent:** Tuesday, February 14, 2023 10:12 PM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Please Support the Proposed Building Energy Savings Program Ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Economic Development Committee:

As a young person hoping for a safe and healthy future, I am concerned about the negative impacts of climate change in Wisconsin. I am just one of many students at UW-Madison with this concern, and just one of many who are taking this passion and turning it into action. **I am writing to express my support for the proposed *Building Energy Savings Program (BESP) ordinance for large commercial buildings*.** The effectiveness of this proposed ordinance is supported by the success of similar ordinances in over 40 other cities, counties, and states in the US.

The positive impacts of this ordinance go beyond reducing carbon emissions in Madison. The resulting energy savings will have positive financial outcomes for building owners and tenants. In a city in which energy burden, energy equity, and energy efficiency are major concerns, we must take action. Madison has often been a city of change and progress, truly living up to our state motto and moving us "forward". This ordinance is a step in the right direction.

Thank you in advance for your efforts to reduce energy usage and combat climate change in Wisconsin. **Please approve this project!**

Sincerely,

Evie Sellers  
515 University Avenue, Apartment 508  
Madison, WI 53703

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Building Energy Savings Program  
**Date:** Wednesday, February 15, 2023 9:58:37 AM  
**Attachments:** [Elevate LOS City of Madison.pdf](#)

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**From:** Abigail Corso <[Abigail.Corso@elevatenp.org](mailto:Abigail.Corso@elevatenp.org)>  
**Sent:** Wednesday, February 15, 2023 6:59 AM  
**To:** EDC <[EDC@cityofmadison.com](mailto:EDC@cityofmadison.com)>  
**Subject:** Building Energy Savings Program

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Elevate respectfully submits the attached letter of support for the Building Energy Savings program. Please do not hesitate to reach out to me with questions or concerns. Best, Abby Corso

**Abigail Corso, P.E.**  
Chief Strategy Officer at Elevate

**Mobile** [608-807-1093](tel:608-807-1093) **Email** [Abigail.Corso@elevatenp.org](mailto:Abigail.Corso@elevatenp.org)  
**Website** [ElevateNP.org](http://ElevateNP.org)

[Listen to season 3 of Elevate's podcast. Climate Changemakers!](#)

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: please read from a voter  
**Date:** Wednesday, February 15, 2023 9:58:23 AM

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**From:** Bill Levy <uwtowers@gmail.com>  
**Sent:** Wednesday, February 15, 2023 7:52 AM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** please read from a voter

Caution: This email was sent from an external source. Avoid unknown links and attachments.

The Common Council, in the consent agenda, granted the recommendation of the Economic Development Committee (EDC) to re-refer the proposed ordinance back to the EDC. The EDC will take up the proposed ordinance again on Wednesday, February 15th.

Please! Adopt a voluntary program like the one they approved but did not implement back in 2015 rather than a mandatory program of benchmarking and tune ups.

Remember to let them know that building owners and managers already voluntarily benchmark and are always looking for ways to save energy and energy costs, and pass those savings along to the tenants. We encourage them to contact the local associations who already have designed building benchmark programs; such as BOMA-WI, IREM Milwaukee, IREM Madison, and IFMA for additional information.

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please support the proposed Building Energy Savings Program ordinance  
**Date:** Wednesday, February 15, 2023 9:58:15 AM

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**From:** Lewis Friedland <lfriedla@gmail.com>  
**Sent:** Wednesday, February 15, 2023 9:01 AM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Please support the proposed Building Energy Savings Program ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Economic Development Committee:

I am concerned about the negative impacts of climate change in Wisconsin. **I am writing to express my support for the proposed *Building Energy Savings Program (BESP) ordinance for large commercial buildings***. The effectiveness of this proposed ordinance is supported by the success of similar ordinances in over 40 other cities, counties and states in the US.

The positive impacts of this ordinance go beyond reducing carbon emissions in Madison. The resulting energy savings will have positive financial outcomes for building owners and tenants.

Thank you in advance for your efforts to reduce energy usage and combat climate change in Wisconsin. **Please approve this project!**

Lewis A. Friedland  
4514 Wakefield St.  
Madison, WI 53711

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please support the proposed Building Energy Savings Program ordinance  
**Date:** Wednesday, February 15, 2023 9:58:06 AM

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**From:** AMEYA BAXI <abaxi@wisc.edu>  
**Sent:** Wednesday, February 15, 2023 9:03 AM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Please support the proposed Building Energy Savings Program ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Members of the Economic Development Committee:

I am concerned about the negative impacts of climate change in Wisconsin. **I am writing to express my support for the proposed *Building Energy Savings Program (BESP) ordinance for large commercial buildings*.**

The positive impacts of this ordinance go beyond reducing carbon emissions in Madison. The resulting energy savings will have positive financial outcomes for building owners and tenants.

Thank you in advance for your efforts to reduce energy usage and combat climate change in Wisconsin. **Please approve this project!**

Sincerely,  
Ameya Baxi

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Please Consider the Attached  
**Date:** Wednesday, February 15, 2023 9:57:54 AM  
**Attachments:** [SGGM Comments re Mandatory Benchmarking and Tune Ups Ordinance v2.pdf](#)  
[image001.png](#)

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**From:** Mike Herl <mike.herl@madisoncommercialre.com>  
**Sent:** Wednesday, February 15, 2023 9:06 AM  
**To:** EDC <EDC@cityofmadison.com>  
**Subject:** Please Consider the Attached

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Economic Development Committee Members,

As a local homeowner, taxpayer, developer and commercial real estate professional, I would like for you to please consider the attached letter from Smart Growth Greater Madison, (which I am a member of the Board),

Thanks you.

**Mike Herl**  
Managing Broker | Principal  
Mobile 608-212-4623



**Madison Commercial Real Estate LLC**  
5609 Medical Circle, Suite 202  
Madison, WI 53719 | Wisconsin

<http://www.madisoncommercialre.com>

Remember, you must have the proper blood pressure to be a developer!

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Smart Growth's Comments re Mandatory Benchmarking and Tune Ups Ordinance  
**Date:** Wednesday, February 15, 2023 9:57:41 AM  
**Attachments:** [SGGM Comments re Mandatory Benchmarking and Tune Ups Ordinance v3.pdf](#)

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**From:** Bill Connors <[bill@smartgrowthgreatermadison.com](mailto:bill@smartgrowthgreatermadison.com)>  
**Sent:** Wednesday, February 15, 2023 9:57 AM  
**To:** EDC <[EDC@cityofmadison.com](mailto:EDC@cityofmadison.com)>  
**Cc:** Mayor <[Mayor@cityofmadison.com](mailto:Mayor@cityofmadison.com)>; All Alders <[allalders@cityofmadison.com](mailto:allalders@cityofmadison.com)>  
**Subject:** Smart Growth's Comments re Mandatory Benchmarking and Tune Ups Ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Members of the Economic Development Committee:

I have attached a document providing the comments of Smart Growth Greater Madison regarding the proposed mandatory building energy benchmarking and tune ups ordinance (Legistar 75280), which is on your agenda for this evening's meeting. I also will testify to you this evening, but since I will have only three minutes to speak, I will only be able to mention a few of the points in this document.

Smart Growth urges you to recommend to the Common Council that it pause the proposed ordinance so it can be reevaluated, in other words, to place the proposed ordinance on file without prejudice. The proposed ordinance is not workable and clearly is not ready for enactment.

A pause would allow one of the following actions to take place. Smart Growth recommends action 1 the most, then number 2, then number 3.

1. Commit city resources to implementing the voluntary program that the Common Council authorized in 2015, OR
2. Engage in a truly collaborative process with stakeholders to design a new city program to address this issue (this has not happened), OR
3. Draft a new proposed ordinance for a pilot project for mandatory building energy benchmarking and tune ups with a limited number of buildings (Smart Growth will recruit volunteers to participate) to test the workability and outcomes of this concept before rolling it out city-wide.

Thank you for your consideration.

Bill Connors  
Executive Director  
Smart Growth Greater Madison, Inc.  
608-228-5995 (mobile)

 [www.smartgrowthgreatermadison.com](http://www.smartgrowthgreatermadison.com)

25 W Main St - 5th Floor, Suite 33  
Madison, WI 53703

**From:** [EDC](#)  
**To:** [Freedman, Andrea](#)  
**Subject:** FW: Benchmarking / Tune Ups Ordinance  
**Date:** Wednesday, February 15, 2023 9:57:18 AM

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**From:** Brandon Blaschka <[brandon@gebhardtdevelopment.com](mailto:brandon@gebhardtdevelopment.com)>  
**Sent:** Wednesday, February 15, 2023 9:31 AM  
**To:** EDC <[EDC@cityofmadison.com](mailto:EDC@cityofmadison.com)>  
**Subject:** Benchmarking / Tune Ups Ordinance

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Hello and to whom it may concern,

I would like to state that as a Real Estate Manager for roughly 600,000sf of commercial space in the City of Madison, I oppose the proposed ordinance for mandatory benchmarking. A large portion of my role is implementing energy saving measures that I/we as managers of large buildings - already do day to day.

Thanks,

Brandon Blaschka  
Commercial Property Manager  
**Gebhardt Development**  
834 E Washington Ave Suite 233  
Madison, WI 53703  
[brandon@gebhardtdevelopment.com](mailto:brandon@gebhardtdevelopment.com)  
608-209-7559