

Good evening. I am Bill Connors, Executive Director of Smart Growth Greater Madison. I appreciate the opportunity to be able to speak with you about the EV charging ordinance.

First, I want to express our appreciation of Alder Abbas's efforts to engage the development community in a discussion about this ordinance. He engaged us, truly listened to our concerns, and made modifications to his draft ordinance to attempt to address those concerns. Thank you, Alder Abbas.

We encourage proponents of future ordinances that would affect development to follow Alder Abbas's example of engaging stakeholders early in the drafting process.

Second, even though the current version of the ordinance goes a long way toward addressing the concerns of the development community, I am not authorized to say we support it. Fundamentally, the members of Smart Growth think this ordinance is unnecessary. Developers and property owners will meet the demands of commercial and residential tenants for EV charging parking spaces without yet another new mandate imposed by city government.

Third, it appears the cost of creating EV charging parking spaces is greater when the parking spaces are located in a large flat parking lot for something like a new office building than in underground parking underneath a building or in an attached parking structure. The distance from the electrical panel to the parking space has a substantial impact on the cost.

Furthermore, new buildings probably will need to have increased capacity electric transformers and connections to the power grid to support the electrical power that will be drawn by future EV charging equipped parking spaces, which is an added cost not included in cost estimates for this ordinance.

Please keep in mind that whatever amount of additional costs are imposed by this ordinance, developers will not pay them. Lenders will require developers to pass these additional costs on to tenants, or else they won't make loans for the projects. This ordinance will make housing in Madison even more expensive.

Finally, please be aware that MG&E is in the midst of a pilot program to encourage the installation of EV charging stations for parking spaces. We encourage the Common Council not to consider adopting an ordinance like this one until data is available from MG&E's pilot program about the program's impact.

Thank you for your consideration.