



City of Madison

City of Madison
Madison, WI 53703
www.cityofmadison.com

Meeting Minutes - Draft SUSTAINABLE MADISON COMMITTEE

Monday, February 25, 2019

4:30 PM

215 Martin Luther King, Jr. Blvd.
Room 207 (Madison Municipal Building)

CALL TO ORDER / ROLL CALL

The meeting was called to order at 4:30 p.m.

Staff present: Jeanne Hoffman, Stacie Reece and Karl van Lith.

Present: 15 - David Ahrens; Michael J. Tierney; Jonathan D. Hepner; Rajan V. Shukla; Michael J. Vickerman; Lance E. Green; Richard J. Pearson; Jesse J. Shields; Bradley Campbell; Denise DeMarb; Maria A. Schletzbaum; Kyla H.S. Beard; Richard A. Heinemann; Samuel J. Dunaiski and Jessica M. LeClair

Excused: 3 - Sam J. Breidenbach; Jeannette E. LeZaks and Joseph M. Ryan

APPROVAL OF MINUTES

A motion was made by Shields, seconded by DeMarb, to Approve the Minutes of January 28, 2019. The motion passed by voice vote/other.

PUBLIC COMMENT

None.

DISCLOSURES AND RECUSALS

None.

NEW BUSINESS

1. [54155](#) Creating Section 23.61 of the Madison General Ordinances to impose air conditioning limitations on commercial use buildings or structures.

Attachments: [Substitute Body](#)
[Version 1](#)

Overview of proposed MGO given by Alder Zellers. This MGO based on other municipal ordinances that place limitations on open doors and spaces while air conditioning is running. Zellers reviewed draft substitute amendment based on discussions with restaurateurs and business folks. Takes hotels out of amendment because of room balconies that they have no control over, restaurants with segregated kitchen and open space areas and kicks in the ordinance at 82 degrees F.

Public comment was given by Stacey Benowski (Lowlands group and Café Hollander) who had opposed the MGO, but was in support of the changes that Zellers had made to meet her group's needs. Amy Supple of the Edgewater Hotel spoke in support of the changes, particularly the one regarding hotel room balconies. Sue Quam of the Wisconsin Restaurant Association thought the draft changes were a step in the right direction, but that impacts of the regulation would be difficult for smaller operations that have a tight profit margin. She also felt that this regulation would cause an "island" effect for Madison that might impact the area market. Quam thought that 85-86F might be a better temperature. Erica Jones and Diane Morgenthaler were also present to answer questions but neither supported or opposed the ordinance.

Members asked speakers and Zellers several clarifying questions about monitoring and regulation and how it worked in other cities. Shields felt that educational component should also be included in MGO, because building owners and building operators may be different and need to understand implications of MGO.

SMC member Pearson came out in opposition of the ordinance. Feels it is not based on science or engineering. Hard to measure ROI of initiative, as comparison are mostly against residential. Commercial buildings usually have positive pressure systems that hold in hot and cold air. Open door does not impact energy use. Vickerman also opposed as MGO doesn't take into account whether building is using renewable energy or other methods. Feels it impacts solar users and would want them exempt from ordinance. Members discussed if the ordinance would really impact energy use. Reece presented some NYC statistics she had researched. Discussion on using heat index verse temperature, but Zellers said City Attorney's office had advised her to stay with specific temperature. Discussion by members on whether ordinance is the best method to impact behavior change and difficulties of enforcement.

Alder Ahrens called the question.

On voice vote members rejected the ordinance and not to support it moving forward.

A motion was made by Ald. Ahrens, seconded by Vickerman, to RECOMMEND TO COUNCIL TO PLACE ON FILE WITHOUT PREJUDICE -REPORT OF OFFICER. The motion passed by voice vote/other.

2. [54514](#) SUBSTITUTE - Authorizing the Issuance of a Request for Proposals to Seek a Developer to Complete the Private Portion of the Judge Doyle - Block 88 Project.

Attachments: [City - JDS Block 88 RFP 2.19 -Draft.pdf](#)
[54514 v1.pdf](#)
[54514 v2.pdf](#)
[54514 v3.pdf](#)
[54514 CCEC Amendment.pdf](#)
[54514 Committee Recommendations Summary 2/26/19.pdf](#)

A motion was made by Ald. Ahrens, seconded by DeMarb, to Return to Lead with the Following Recommendation(s) to the FINANCE COMMITTEE: Return RFP language in Item 2 back to the original Council approved version and not to use the Finance or EOC version. They also approved adding an option to Item 4.

c. Utilize sustainability concepts for the design, construction and operation of the building as demonstrated through participation in sustainability programs for buildings (e.g., Focus on Energy) and /or building certification programs (e.g., LEED or WELL). The motion passed by voice vote/other.

Moved to review by Ahrens. Seconded by DeMarb. George Austin and DCA Kevin Ramakrishna addressed group regarding development of air rights above the podium of the new City parking structure being built behind the Madison Municipal building on Block 88 as part of the Judge Doyle Square (JDS) project. Discussion focused on land use designation for the new space. Original Council language had workforce housing as required element. Finance Committee and EOC provided amendments to original document to allow affordable housing and mixed use development. Development community expressed interest in mixed use development. Long discussion on affordable housing needs and linking the development to sustainable building practices.

SMC voted to return RFP language in Item 2 back to the original Council approved version and not to use the Finance or EOC version. They also approved adding an option to Item 4.

c. Utilize sustainability concepts for the design, construction and operation of the building as demonstrated through participation in sustainability programs for buildings (e.g., Focus on Energy) and /or building certification programs (e.g., LEED or WELL).

PRESENTATION

3. Public Health Madison & Dane County - CHA/CHIP

Mark Edgar of Public Health of Madison and Dane County (PHMDC) presented to the committee about PHMDC's work on the Community Health Assessment / Community Health Improvement Plan. He outlined how the assessments and plan support PHMDC's vision of Healthy people/ Healthy Places. The steering committee and the community outreach will help them move the assessment to action that supports better health outcomes by identifying and addressing root causes and systems of power that shape minimize health outcomes, particularly in communities of color and poverty.

LeClair expressed that the CHA/CHIP and the county's Climate Action Plan should be things that SMC links too and provides input into over the next year.

DISCUSSION ITEMS

4. [54139](#) Update: RESJI / Equity Lens for 100% Renewable Energy Plan

Attachments: [EQT 100 Percent Renew Plan Initial Draft Feb 25 2019 SMC Outline.pdf](#)

Annette Miller of EQT Consulting reported out on her equity lens review of the Energy Plan and the report being moved through committees this month. She identified several areas of improvement on how the plan and report get implemented, mainly about being sure that the impact on people is taken into account and discussed along with the financial and environmental impacts. The report is heavy on financial and environmental impacts, but has less to say about how changes will impact people's behaviors and living. She also felt the ROI discussion needed to show how savings would be reinvested in the community and how might input be gathered form the community on reinvesting the money saved. Dashboards showing progress towards goals was also another item she mentioned as being helpful to those who don't like to wade through wordy, jargon filled, financial documents. She thought a Steering Committee for the Plan would be a good idea and that it should be made up of a cross section of community members. LeClair thought it should also focus on fostering collaborations between agencies.

[This Discussion Item was Discuss and continue]

5. [53168](#) Formulating Recommendations, Action Plan, and Long-term Departmental Strategy

Attachments: [10.4 UFTF Issues Summary.docx](#)
[10.4 UFTF Issues Summary_Ahrens revisions.docx](#)
[10.4 Land Use Planning and Zoning Recommendations.docx](#)
[10.4 Sample Technical Manual.pdf](#)
[10.4 Feedback for the 10.4 Meeting.pdf](#)
[10.4 Non Silva Cell Photo.JPG](#)
[10.4 Silva Cell Photo.JPG](#)
[10.18 Recommendations Draft_Ver.1.docx](#)
[11.1 Recommendations Draft_Ver.3 updated 2018.10.26](#)
[11.1 AWPA Urban Forest Management Plan.pdf](#)
[11.1 Hardscaping Article.pdf](#)
[11.1 Tree Root Issues Photos.pdf](#)
[11.1 Pruning for Power Lines Photos.pdf](#)
[11.1 The Role of Urban Forests in Sustainable Communities Article.pdf](#)
[11.1 Tree-centric Approach to Undergrounding Presentation.pdf](#)
[11.1 Funding Ideas for Undergrounding White Paper.pdf](#)
[11.15 Recommendations Draft_Ver.4 updated 2018.11.01.docx](#)
[11.29 Recommendations Draft_Ver.5 updated 2018.11.15.docx](#)
[12.13 Recommendations Draft_Ver.6 updated 2018 11 29.docx](#)
[12.13 Tree Canopy_City of Milwaukee 2009.ppt](#)
[12.13 Hyperspectral Imaging Definition.pdf](#)
[12.13 Mapping the Future for EAB Readiness and Response Planning in Milw](#)
[12.13 Strategies for Expanding the Urban Canopy Graphic.pdf](#)
[1.10 Recommendations Draft_Ver.7 updated 2018 12 13](#)
[1.10 UFTF Report Draft.pdf](#)
[1.24 Recommendations Draft_updated 2019_01_10.docx](#)
[1.24 UFTF report draft_Jan14.pdf](#)
[2.7 Recommendations Draft_WolfeComments.docx](#)
[2.7 Recommendations Draft updated 2019_01_24_recommendationonly.dc](#)
[3.7 Final Recommendations_Draft updated 2019.02.21.docx](#)

Ald. Ahrens reported on progress and recommended that SMC members review the recommendations on LegiStar.

[Action is: Discuss and continue.]

6. [54508](#) Accepting the 100% Renewable Madison Report and adopting the recommendation that the City follow Scenario 3 measures and timeline.

Attachments: [City of Madison WI - 100% Renewable Madison Report.pdf](#)
[CHA CHIP for Sustainable Madison 2.pdf](#)

Hoffman update group on progress of Plan through Committee review.

Public comment from Don Ferber suggesting items like fare free transportation should be assessed as part of the plan and that residential housing sustainability upgrades should also be looked at.

7. City / MGE Agreement and Working Group

Hoffman discussed Renewable Energy Rider and progress being made on details around that and other solar energy items.

ADJOURNMENT

A motion was made by Heinemann, seconded by Shields, to Adjourn. The motion passed by voice vote/other.

The meeting adjourned at 7:00 p.m.