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WISCONSIN ENVIRONMENTAL INITIATIVE

24 July 2023

Public Service Commission of Wisconsin
 4822 Madison Yards Way
 P.O. Box 7854
 Madison, WI 53707-7854

Rebecca Cameron Valcq, Chairperson
 Tyler Huebner, Commissioner
 Summer Strand, Commissioner

RE: Request of Energy Concepts LLC, for a Waiver of Wis. Admin. Code § PSC 113.0803(1)
 Regarding Individual Electric Meters – Docket Number: 4220-EI-109

I write today in support of the request by Energy Concepts LLC (Energy Concepts) to waive individual electric metering requirements for the Prairie Heights Residences, a multifamily residence under development in Eau Claire. Energy Concepts seeks this waiver to facilitate the integration of high-performance building insulation, an electrically powered Variable Heat Flow heat pump technology, and onsite solar into this new apartment building.

The development team—Gerrard Companies (developer), West CAP (property manager) and Energy Concepts (energy system designer)—are collaborating to achieve significant reductions in overall building energy usage, thereby minimizing tenant exposure to high energy costs. Meter consolidation is crucial to (a) optimize the cost-effectiveness of these energy measures and (b) pass these savings to tenants in the form of avoided utility payments. The project is like 1300 Residences in River Falls, another West CAP / Gerrard Companies development that achieved the highest Green Built Certified affordable housing project score in Wisconsin. Featuring Smartflower solar tracking technology and a 580-rooftop solar panel installation, plus state-of-the-art-air-source heat pumps and energy efficient insulated glass windows, 1300 Residences also consolidated electric meter service to a single meter, and like Prairie Heights Residences, represents the cutting edge of green-built, solar based affordable living!

In addition, please support the recommendation to delegate authority to the Division Administrator to grant waivers under Wis. Admin. Code PSC 113.0803's individual metering requirement to projects involving multifamily dwellings so that more developers can replicate this working model for solar based, affordable living for low-income households.

Sincerely,

John Jmes
 Co-founder & Director

Public Service Commission of Wisconsin
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