

FW Zoning Rewrite -- Parking Standards Sustainability.txt

From: Roll, Rick

Sent: Tuesday, February 03, 2009 3:59 PM

To: Murphy, Brad; Tucker, Matthew; Waidelich, Michael; 'Suzanne Rhees'; 'Mike Lamb'; 'mwhite@planningandlaw.com'

Subject: FW: Zoning Rewrite -- Parking Standards / Sustainability

Hi,

I'm sending this at Mike's request.

Rick

-----Original Message-----

From: Mike Slavney [mailto:MSlavney@vandewalle.com]

Sent: Tuesday, February 03, 2009 9:04 AM

To: Roll, Rick

Subject: RE: Zoning Rewrite -- Parking Standards / Sustainability

Thanks Rick

Please distribute these thoughts to Cunningham, City Staff, the ZCRAC and others on the list.

I support the shared parking approach -- we need a few more typical land use types listed.

I would also be interested in a maximum parking limit and other ways to get infiltration.

The Village of Oregon requires a conditional use permit to exceed the calculated number of spaces by more than 20%.

The Village of Oregon also allows a reduction in the minimum number of required parking spaces of up to 25% where a site is within 500 feet of a transit stop.

Finally, most of my client communities allow the developer to only improve that portion of the total parking approved/required for the site that is actually needed -- leaving the rest as sod or treeless landscaped area. Where this approach is proposed from the start, the site plan shows the initially unimproved parking spaces as dashed in.

The developer / property owner must demonstrate that the stormwater management system works with the partial improvement approach. Parking on the grass or gravel is not permitted.

Finally, in dealing with local public works directors and consulting and on-staff civil engineers in my client communities, I see a uniform reluctance to accept pervious pavement (due to winter sanding and compaction concerns), I see much broader acceptance of depressed parking lot landscaped areas -- islands, peninsulas and medians -- as "bio-retention" and infiltration basins and swales. The ability to maintain these areas over time must be demonstrated to allow them to count toward the stormwater management calculations. Where proposed as part of the calculations, we are requiring the submittal and staff approval of a long-term maintenance program / commitment for these areas that runs with the property and is recorded.

Finally -- although more of a subdivision ordinance issue, the Village of Cross Plains, and particularly Village Public Works Director Jerry Gray and consulting Engineer Warren Myers seem to be very happy with the combination urban/rural cross section along Gil's Way on the south side of the Village. This street uses curbs and storm inlets feeding into a swale on one side of the road, with a sidewalk on the other side. I believe a 66 foot right-of-way is used, with the road centerline slightly off-set. I think Ron Klaus of D-Kottke did the design. I have been told that DNR or USGS is monitoring water quality at the low end of the system (just a

FW Zoning Rewrite -- Parking Standards Sustainability.txt  
couple of hundred feet from Black Earth Creek) and that to-date the approach is  
exceeding expectations.

Thanks

Mike

-----Original Message-----

From: Roll, Rick [mailto:RRoll@cityofmadison.com]  
Sent: Tuesday, February 03, 2009 8:21 AM  
Subject: FW: Zoning Rewrite -- Parking Standards

Hi,

I'm forwarding this e-mail per Eric's request.

Rick

-----Original Message-----

From: Eric Sundquist [mailto:erics@cow.s.org]  
Sent: Monday, February 02, 2009 11:17 AM  
To: Tucker, Matthew; Roll, Rick  
Cc: Gruber, Timothy; Robbie Webber  
Subject: Zoning Rewrite -- Parking Standards

Hi Matt and Rick,

The attached memo deals with issues raised in a meeting with Cunningham in the fall  
and several subsequent conversations, including decoupling bike and car parking  
rules, minimums and maximums for cars, shared parking, and parking lot placement and  
materials. Please forward it to the Rewrite Committee and to Cunningham for their  
consideration.

Thanks,

--

Eric Sundquist  
Senior associate  
Center on Wisconsin Strategy  
University of Wisconsin  
608-265-6155  
www.cows.org