



# City of Madison

City of Madison  
Madison, WI 53703  
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## Meeting Minutes - Draft SUSTAINABLE DESIGN AND ENERGY COMMITTEE

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Monday, November 2, 2009

4:00 PM

21 Martin Luther King, Jr. Blvd.  
Room 108 - City County Building  
Parks Department Conference Room

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### CALL TO ORDER / ROLL CALL

**Present:** 14 -

Peter J. Taglia; Marc B. Kornblatt; Richard A. Heinemann; Richard A. Slone; Satya V. Rhodes-Conway; Judy Compton; Sherrie Gruder; Michael J. Vickerman; Paul D. Muench; Catherine E. Mackin; David W. Drummond; Garrick R. Maine; Lou W. Host-Jablonski and Leslie C. Schroeder

**Absent:** 3 -

Lucas K. Dailey; Julia D. Voss and Joseph M. Alexander

**Also in attendance were Jeanne Hoffman, Rick Roll and Matt Tucker.**

**PUBLIC COMMENT - None.**

### OLD BUSINESS

**15932**

Adopting and confirming amendments to the Madison General Ordinances as set forth in attached Exhibit F pursuant to Sec. 66.0103, Wis. Stats. to revise the City's Zoning Ordinance.

**Transit Oriented Development**

**Matt Tucker -** Talked about Transit Oriented Development. This is a new section of the zoning code. This is an overlay district – for less parking, higher density. This really supports special area plans, plans that would be created along a rail or bus rapid transit line.

**Sherrie Gruder –** Indicated that all prohibited uses all have to do with cars.

**Matt Tucker –** Indicated that yes this is correct.

**David Drummond –** Asked if this would not allow park and rides.

**Matt Tucker –** Indicated that these overlay district will get developed as part of a planned development and yes they would allow park and rides.

**Sherrie Gruder –** Asked about residential density for TOD's.

**Matt Tucker –** Indicated that the plans will define density more, but TOD provides a minimum density.

#### Parking

Matt Tucker – Talked about how there is lots of pressure to lower minimum parking requirements except for large buildings where the parking would be pushed into the neighborhood. The developer should decide the minimum. They also look at maximum. There is a more strict process for increasing maximum. There is also information on bicycle – long-term and short-term bike parking. The code recognizes shared parking such as evening/day, uses, etc.

Judy Compton – Asked about Park and Rides. The State is looking to build a large park and ride at Dutch Mill. Does the State have to follow City zoning?

Matt Tucker – Indicated that in TOD's you can still do Park and Rides. State needs to follow City zoning. State talked about Park and Rides at the redevelopment of Hill Farms. The State also talked about doing structured parking at Dutch Mill, however that land is in the roadway right of way and doesn't follow zoning.

Paul Muench – Asked why lower maximum?

Matt Tucker – Indicated that the committee wanted to incentives other modes. He also mentioned that no developer asked for the current maximum or even reaches the current maximum. The committee wanted to minimize the over parking (too much parking lots). Milwaukee looking at this too.

Matt Tucker – Talked about the process. The zoning text is available now. The zoning map will come out next. Text will be approve before map, but would not go into effect until the map is approved.

Sherrie Gruder, Matt Tucker, Jeanne Hoffman – Briefly discussed the process about how SDE will provide input to Plan Commission

Judy Compton – Indicated that SDE would not have time to do the recommendations tonight.

Matt Tucker – Suggested that committees don't edit/fly speck the draft. Most committees are looking at broader issues or gaps.

Sherrie Gruder – Asked how does zoning for parking impact TIF?

Matt Tucker – Indicated that it doesn't really relate.

#### Renewable Energy

Matt Tucker – New changes to the renewable energy zoning have been moved into the new code. The principal and process is the same, where it is in the code is different.

Paul Muench – Does the new code look at building placement to improve solar orientation?

Matt Tucker – Indicated that the subdivision ordinance does have language regarding solar orientation. In some of the residential zoning – looks at building placement and roadway direction. Also in commercial code.

#### Shoreland

Matt Tucker – Talked about waterfront development: development that is adjacent to large waterways. Existing code has language regarding vegetation, etc. The new code will relate shoreland development to the area, such as, size of homes, setbacks with some flexibility. Shoreland Zoning and properties annexed into the City after 1982 – follow county zoning.

Judy Compton and Matt Tucker – Discussed the idea of property maintenance regarding old buildings that have asbestos and whether this could be a conditional use?

Sherrie Gruder and Matt Tucker – Discussed erosion control measures have a size trigger – 1 & 2 units are in the code, issues with grading close to the water. Need to follow Chapter 30 – 37 and get permits. Water Quality is an issue for zoning, as you can't pave lot all the way to the lake.

#### Local Food Production

Matt Tucker – Indicated that there is new language regarding agriculture – Urban Agriculture. There is also consideration for agriculture on the edge of the city. Provides new zoning for permanent agriculture for long-term farming. Community Gardens – permitted uses in all districts. Market Gardens where food will be sold – is conditional use in all district. Farming is an accessory use in other zoning districts.

Marc Kornblatt – is there a place/language about composting of food/waste? Allow for composting on site?

Matt Tucker indicated that this is a Public Health/Zoning issue. Commercial composting is something that George Dreckmann and Dane County Landfill is looking into.

Satya Rhodes-Conway – Indicated that there is something in the health code about compost bins with screening – in all district. The health code requires screening

Richard Slone – Asked about food processing along with gardens/agriculture?

Matt Tucker – Indicated that the code allows it, but it is not different than today. Gardens are allowed where food processing is allowed.

Lou Host-Jablonski – Asked if Urban Agriculture and Market Garden is defined in the new zoning district.

Matt Tucker – Indicated that you couldn't have regulations in definitions. Can't regulate definitions.

Lou Host-Jablonski and Matt Tucker – Discussed the idea that there are certain requirements that would require a conditional use and that is defined in the definitions.

Sherrie Gruder – Asked about composting large scale.

Matt Tucker – Indicated that on site composting for business is an accessory use. If they are separate uses then no, it is not allowed.

Judy Compton – Asked about restricting size of compost bin?

Satya Rhodes – Conway – Indicated that the health department might say something about size and type.

Matt Tucker – Indicated that residential uses are one thing but commercial sites are another.

Matt Tucker and Judy Compton – Discussed spraying on lands. This is a health and zoning issue, but it makes better sense to have the folks that “do” this (health) do regulating.

Matt Tucker and Satya Rhodes – Both indicated that you could grow vegetables on your lot as accessory use.

Michael Vickerman – Restated that market gardens could appear in any district as a conditional use, where as community gardens are permitted.

Judy Compton – Indicated that you need to follow DNR regulations.

Matt Tucker – Indicated that they try to make sure that the zoning code does not conflict with state or federal regulations. The City tries to provide the right information.

Judy Compton – Indicated that composting is something to look at regarding DNR regulations.

Sherrie Gruder – Asked about using the city terraces for food production?

Matt Tucker – Indicated that the Zoning code is private property and terraces are city public right of ways.

**Recommendations:**

- 1) Satya: Plan Commission discuss and refer back to SDE, Plan Commission or ZCRAC all of the policy items that were not address in the new code related to sustainability – Memo: Consultant and Staff Responses to... to be done before the Common Council votes on the zoning code rewrite.
- 2) Lou: District “systems” (heating, power generation, etc.) all districts as allowed - permitted use.
- 3) Marc: Add “and composting” – where ever agriculture is mentioned.
- 4) David: Transit-Oriented Development overlay – the prohibited uses be re-examined such as (A, C, E #4). And considered to permit these uses perhaps as a conditional use.
- 5) Judy: Review permitted use to see if some of them need additional approvals beyond a certain size or percentage of lot, etc.
- 6) Lou: Medium to High Density residential districts, Traditional employment, Neighborhood mixed-use, Traditional shopping streets, Traditional residential plan – to allow frontage on private streets – encourage sustainable-designed

residential streets (woonerfs, spiegelstrasse, etc.)

7) Paul: Don't put a maximum number of parking stalls on development

8) Satya: Do put a maximum number of parking stalls on development

9) Satya: Don't allow lands to be zoned or rezoned into suburban type districts.

10) Satya: Zone areas that are currently suburban type as traditional – consider engaging in transformational zoning in the mapping process.

11) Sherrie: Alternations to existing sites – landscaping triggers.

12) David: Nuclear section: Add Research and Storage – strike section because of State and Federal laws.

13) Lou: Add cisterns and rain barrels as listed as projections in required yards – encroachments permitted.

Satya Rhodes-Conway moves and Peter Taglia second approval all but 4, 5, 7, 8, and 10.

Unanimous approved

**#4 – David Drummond Moved – Marc Kornblatt second**

**Six in favor**

**3 opposed**

**Motion Passes**

**#5 – Peter Taglia moves to place on file – Marc Kornblatt second**

**Unanimous approved**

**#7 – Don't lower maximums Paul Muench moves – second Marc Kornblatt**

**3 in favor**

**4 opposed**

**1 abstain**

**Motion Fails**

**#8 – Placed on file by author**

**#10 – Satya Rhodes Conway moves – Lou Host-Jablonski seconds**

**8 approves**

**1 opposed**

**Motion Passes**

## **ADJOURNMENT**

Leslie Schroeder moved to adjourn the meeting and the motion was seconded by Peter Taglia. The motion passed unanimously and the meeting adjourned at 7:00 p.m.