

Zoning Code Rewrite

The Natural Step

July 17, 2007

Project Overview

What are you working on and why?

- Hiring a consultant to lead a multi-year effort to rewrite the Zoning Ordinance
- Current ordinance adopted in 1966
 - Suburban model
 - Piecemeal amendments
 - Difficult to do good projects

- This project is only for the RFQ/RFP phase

Project Overview

Project Goals:

- RFQ/RFP processes will ensure that consultants' qualifications include a core competency with the principles of sustainability
- Create replicable model for other City RFQ/RFP processes
- Train additional City staff on TNS

Overall Project Status

Where are you in the development and implementation processes?

- RFQ released: April
- RFQ responses due (7): May
- RFP mailed (4): July
- RFP responses due: August 9
- Consultant hired: fall

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- 2 staff received formal TNS training
 - 6 others received a “short course”

Who is Involved?

City staff from which departments/divisions?

- Planning Division
- Neighborhood Preservation & Inspection Division
- City Attorney's Office
- Purchasing Division
- Mayor's Office

Private sector or non-profits?

- 1,000 Friends of Wisconsin

Who is Involved?

Others?

- Chairs of lead Zoning Ordinance implementing bodies:
 - Plan Commission
 - Urban Design Commission
 - Zoning Board of Appeals

Four System Conditions

How does your project relate to the four system conditions central to TNS?

- This phase in itself does not directly relate, but will ensure there is the ability & expectation for the Zoning Code to incorporate them.

Lessons Learned

What have you learned to date?

- At this stage, hard to quantify results & match to system conditions.
- Incremental steps and “sustainability mindset’ are important
- Not many good models to follow

What has been easy to accomplish?

- City’s Sustainable Design & Energy Committee website

Lessons Learned

What has been hard?

- Articulating to consultants exactly what we are looking for and providing examples.
- Getting other staff enthused/trained

What's Next?

What's next?

- Review proposals (including evaluation on TNS competencies) & contract with consultants
- Continue staff training
- Rewrite Zoning Code

What is needed to move forward?

- Nothing

What's Next?

How might your project evolve?

- Zoning requirements that incorporate sustainability principles

Will it lead to or feed into other projects?

- May lead to other related ordinance updates with TNS principles:
 - Subdivision Ordinance
 - Urban Design District Ordinances
- RFQ/RFP language & process could be used by others in hiring a consultant

What's Next?

*Will your project or recommendations
require a budget provision?*

- \$300,000 budgeted