



City of Verona

Sustainability Task Force Meeting Agenda
Monday, February 15, 2021 – 7:00 P.M.
www.ci.verona.wi.us

Due to the COVID-19 pandemic, the Verona Sustainability Task Force will hold its meeting as a virtual meeting. The Task Force will not meet at City Hall, 111 Lincoln Street. Members of the Task Force and Staff will join the meeting by using Zoom Webinar, as described immediately below.

Members of the public can join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting using phones, as described immediately below. Those requiring toll-free options are asked to contact City Hall for details prior to the meeting at adam.sayre@ci.verona.wi.us or 608-848-9941.

Join the meeting via computer, tablet, or smart phone:

<https://zoom.us/j/96848523698>

Webinar ID: 968 4852 3698

Join the meeting via phone by dialing:

312-626-6799

Webinar ID: 968 4852 3698

The online meeting agenda and all support materials can be found at <https://www.ci.verona.wi.us/>. In addition to the public, all Sustainability Task Force members and Staff will also be participating remotely. Anyone with questions prior to the meeting may contact the City at (608) 848-9941 or adam.sayre@ci.verona.wi.us.

1. Call to Order
2. Roll Call
3. Approval of the minutes from the January 27, 2021 Sustainability Task Force meeting
4. Discussion & Possible Action: Zoning and Sign Ordinance rewrite – Presentation to the Task Force regarding sustainability items that are included in the new Zoning Ordinance
5. Discussion & Possible Action: Resolution establishing a City designee to comment on dockets before the Public Service Commission of Wisconsin
6. Discussion & Possible Action: Citywide Composting Program
7. Discussion & Possible Action: Ordinance amendment requiring composting soil for development

8. Updates and comments from City Staff
 - a. No Mow Roadsides
 - b. Dane County Action Plan (CAP) supporter
9. Update & Discussion: Future budget items for the City to consider
10. Future meeting date
11. Adjournment

Posted: Verona City Hall,
Verona Public Library,
Miller's Market
All agendas are posted on the City's website at: www.ci.verona.wi.us

Notice: If need an interpreter, materials in alternative formats, or other accommodation to access the meeting, please contact the City Clerk at 845-6495 at least 48-hours preceding the meeting. Every reasonable effort will be made to accommodate your request.

Notice is hereby given that a majority of the City Council may be present at the meeting of the Sustainability Task Force to gather information about a subject over which they have decision-making responsibility.

This constitutes a meeting of the City Council pursuant to the State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the City Council will not take any formal action at this meeting.

City of Verona
Minutes
Sustainability Task Force
January 27, 2021

Due to the COVID-19 pandemic, the Verona Sustainability Task Force held its meeting as a virtual meeting. The Task Force did not meet in person. Members of the Task Force and Staff joined the meeting by using Zoom Webinar. Members of the public were able to join the meeting using Zoom Webinar via a computer, tablet, or smartphone, or by calling into the meeting via phone.

- 1. Call to Order:** Ryan called the meeting to order at 7:03 p.m.
- 2. Roll Call:** Charlie Ryan, Kirstin Reeser, Katie Kohl, Geoff Guist, Heather Reekie, and Joe Zimer were present. Also present: Mayor Luke Diaz, City Administrator Adam Sayre, and Community Development Specialist Katherine Holt.
- 3. Approval of the minutes from December 16, 2020 Sustainability Task Force meeting.**
Motion by Reekie, seconded by Kohl, to approve the minutes from the December 16, 2020 Sustainability Task Force meeting. Motion carried 6-0.
- 4. Discussion and Possible Action – A presentation by Alliant Energy regarding renewable energy tariffs, electrification offerings, and question and answer.**

Jeff McCarthy introduced Heidi Parker and Zach Hill from Alliant Energy.

Heidi Parker gave a brief presentation regarding three tariff solutions, which are community solar, customer hosted renewables, and renewable energy partner. Each option has a different pricing model and capacity, but all can accommodate solar.

Community Solar has an upfront subscription fee and the ‘community’ can get solar credits. Customers can offset their energy usage. Alliant is working with the communities to determine the best solar location, which is local and can be seen. The energy goes to the grid to power the community. The subscribers get a credit off of their bill for the previous month’s solar collection for twenty years. Alliant will build and market this type of option. There is a one-time subscription fee, which helps to pay for the panels, construction, marketing, and land lease/rent.

Diaz asked if the City enacted a policy to place solar panels on all park shelters would Alliant Energy partner would the City and what program would accommodate this request?

Parker responded that it would be a combination of community solar or customer hosted program as the goal is to get as much solar power as possible, but need more information regarding the needs.

Zilmer asked how many solar community blocks are today. Have you considered making a solar block a combination for solar, geothermal, and turbine to not be totally reliant on a sunny day?

Parker responded that Alliant has a block that is live in Fond du Lac and almost 25% subscribed. We are actively looking for anchor tenants. We can always add battery for some of the programs if the community is interested in battery storage as they are self-funded programs.

McCarthy stated that Alliant has a bunch a solar to install in the next couple of years for solely Alliant's use and have not considered geothermal as a partner to solar. Alliant does have wind power in Iowa. Alliant will keep solar and wind separate at this time.

Reeser asked if you buy into the solar block in the beginning for twenty years, you should stay in a service area that is within Alliant Energy territory.

Parker stated that they would give you a refund for the credits that you purchased if you move out of the territory and if you stay within the territory the block credits will move with you.

Zach Hill presented information regarding Alliant's renewable energy solutions with a customer hosted program. Alliant has the ability to meet the customer's needs through the three different tariffs. Customer hosted is done on the customer's property and the customer receives lease payments for twenty years that could be up to three five year extensions. \$4,500 lease payment a year, which is set by the Wisconsin Public Service Commission. They have placed butterfly habitats and pollinators in addition to the solar on roofs, which Alliant maintains. These are capped at 5 megawatt capacity. He recommended customer service is a good place for Verona to begin.

Zilmer asked who installs the solar panels.

Hill stated that Alliant will do due diligence for the site and how the electricity will access the substation. Alliant has a variety of preferences of people they do work. The customer hosted is owned by Alliant. Customer owned is done by third party operators that have advantages, but for larger facilities they have to put in a request to ensure that the electricity can safely access the substations. The customer would have to pay for upgrades if they are needed such as grid interface. Good candidates for solar panels are well suited, close to the substations, and good infrastructure when Alliant evaluates customer hosted sites.

Parker stated that Alliant can look at both programs to determine if a site would work.

Ryan asked if the customer hosted is sourced to allow for battery storage and if homeowners are required to be connected to the grid.

Hill has reservations about battery storage for customer based battery storage at this time. They do this for Alliant's larger facilities.

McCartney only knows of the DNR site that is currently off the grid in Baraboo that has battery storage as a back-up as it was a better cost than running a distribution line. A homeowner can be disconnected from the grid and takes on any problems that could occur with that.

Hill explained that their preference is 5-7 acres for a solar development. There are bifacial panels and trackers for panels allow the panels to be more efficient.

Zilmer how much energy do you deliver per year and how much is renewable?

McCarthy has a chart that contains the renewable energy that they have each year and believe it is about 25% per year. Alliant plans on being 100% renewable by 2050. Natural gas plants are their highest electric generators as they are new. 750 megawatts each and have eliminated coal plants, which are expected to stop in 2040.

Diaz asked if the timeline could go faster and Verona is here to support their progress.

Hill believes that they will continue to beat their long term goal that will become sooner and sooner instead of the 2050 goal. They have to balance new generation, customer rate increases, and decommissioning plants.

Wozny stated that Alliant publishes goals and hopes to lower them if possible especially with the various teams to improve upon

Zilmer asked if Alliant sets the buyback rate.

McCarthy replied that they do not as the Public Service Commission of Wisconsin sets the rates.

Rob Wozny and Jenn Knudtson from Alliant Energy presented electrification options.

Knudtson explained that electrification helps with reduce carbonization. She showed various charts and graphs that contain electric vehicle (EV) sales, EV investments, and combustion vehicle ban deadlines per country.

Wozny explained the benefits of EVs and sustainability impact. He presented a slide that contained Alliant's sustainability goals with years. Alliant answers questions for hydrogen, natural gas, and EV as they provide for both users and showed a table comparing vehicle types with cost of ownership. Alliant's goal is to electrify their fleet by 2030 by 100% for their light-duty vehicles. Most of their projects are customized for their customer. They stay abreast of funding opportunities and are interested in utility readiness with their fleet needs. Their goal is to help site equipment close so the runs are not long. If someone places solar on top of a parking structure, they would need to think about future EV charging and separate power meters for the structure. Alliant has rebate programs for chargers, grant money for transit, diesel emission reduction action has some money, heat pumps and battery storage as possible solutions to keep a well-rounded approach for customers.

Diaz appreciates any help with converting vehicle fleets to electric or hybrid vehicles would be helpful.

Wozny replied that Alliant has a path that they have to follow that would also be helpful for customers such as best practices. Wozny is the person to test chargers, verify installation, and ensure things are installed in a timely fashion and work. Eliminate fleet and having McCarthy help lead discussions on how to transverse these discussions.

Ryan stated that the City has discussed ordinance changes to require EVs. Have you witnessed other communities have in their ordinances that are good or bad for EVs?

Wozny has a list that they have compiled internally for EV especially with new construction per a certain amount of parking spaces. It is cheaper to install them in new parking garages or when a parking lot is completely redone. It would be feasible

overall for the community especially for new construction to include EV charging stations. Multiunit dwellings would be advisable to install them at the time of construction. 80-90% of charging is done at home.

Ryan agrees that there are lots of people interested in EV that live in apartments, but may not have access to this.

Wozny and Knudtson will provide a list to McCarthy who will submit it to Staff.

McCarthy stated that the City of Madison just established an ordinance for EV charging stations.

5. Discussion and Possible Action – Dane County Action Plan (CAP) supporter.

Sayre read the Dane County Action Plan goals that can be found at <https://daneclimateaction.org/climate-action-plan>. This is something that other communities have taken action on in other communities. This recommendation if approved would go to the Common Council on February 8th.

Motion by Zilmer, seconded by Guist, to recommend approval of the resolution to be a Dane County Action Plan supporter to the Common Council. Motion carried 6-0.

6. Discussion and Possible Action – Creation of Sustain Verona website

Sayre asked that feedback is given to Holt. Guist also prepared the information that was sent to Holt to create the website.

Zilmer asked that the buttons for each site not open another tab, but go to another website.

Reekie wants to add solar to the energy options and base on the information that was provided by Alliant Energy tonight.

7. Next Meeting:

Sayre stated that a doodle poll will be sent and the next meeting will discuss outstanding items with additional information from Alliant and compost.

8. Adjournment:

Motion by Reekie, seconded by Zilmer, to adjourn at 8:48 p.m. Motion carried 6-0.

Memorandum

To: Sustainability Task Force
From: Katherine Holt, Community Development Specialist
Date: February 15, 2021
Re: **Zoning and Sign Ordinance Rewrite**

The City is nearing the final phase of reviewing the draft Zoning and Sign Ordinance that has been underway for the last year by Houseal Lavigne and Ancel Glink. They have completely overhauled the current Zoning Ordinance into a user friendly Ordinance.

As part of the Zoning Ordinance rewrite, the consultant has added some sustainability land use items that are embedded throughout the Ordinance. Attached is draft language from the proposed Zoning Ordinance that contains sustainability requirements with a summary for each topic of what is underway or the current Ordinance standard.

<http://www.ci.verona.wi.us/681/Zoning-Sign-Code-Rewrite>

Electric Vehicles

This information is located in Article 6-1 – Off-street parking and traffic circulation standards, which are standards that apply to all developments.

Spaces for Charging Electric Vehicles.

- a. **Surface Parking Facility.** Any surface parking facility built after the adoption of this Ordinance, containing greater than or equal to fifty (50) parking spaces, must have a minimum of one (1) electric vehicle charging station installed for every fifty (50) parking spaces, or fraction thereof.
- b. **Structured Parking Facility.** Any structured parking facility built after the adoption of this Ordinance, shall have a minimum of three (3) parking spaces ready to be converted to a station for charging electric vehicles plus one (1) additional parking space ready to be converted to a station for charging electric vehicles for every fifty (50) parking spaces.

Bicycle Parking

The current Ordinance does not include any requirements for bicycle parking; however, City Staff always required at least one bicycle parking area for buildings. These standards will ensure the City remains a bicycle friendly community and applies to all developments. These standards are located in Article 6-2.

Off-Street Bicycle Parking Design Standards.

(1) Location.

- a. Required bicycle parking shall be provided on the same lot as the use for which it is intended to serve.
- b. Bicycle parking shall be sited within fifty (50) feet of a building's main entrance. If provided indoors, bicycle parking shall be located within a common area designated for secure bicycle storage
- c. Bicycle racks shall be adequately lit and located such that they are highly visible from the street and/or building entrance(s) from where bicyclists approach.
- d. Bicycle parking adjacent to a pedestrian walkway shall be sited to ensure that a minimum five (5) foot walkway clearance is maintained.
- e. The location of bicycle parking shall not conflict with pedestrian and/or vehicle circulation.

(2) Design Criteria.

- a. Bicycle facilities shall be constructed of sturdy, tamper-proof materials such as welded steel. Rack design may be varied to complement the architecture of the primary structure, provided it meets all design criteria.
- b. Bicycle racks shall be installed on a hard surface area. The hard surface surrounding each bicycle rack shall measure at least six (6) feet by six (6) feet in size.
- c. Each bicycle rack shall provide parking for at least two (2) bicycles.
- d. Racks shall allow for the bicycle frame and at least one wheel to be locked to the racks.
- e. The bicycle rack shall allow for the use of a cable as well as a U-shaped lock.
- f. The installation of bicycle parking facilities shall conform to the manufacturer requirements.

(3) Dimensional Standards.

- a. Each bicycle parking space shall be a minimum of six (6) feet in length with the exception of vertical or wall mounted bicycle parking spaces.
- b. Bicycle racks shall be located at least three (3) feet in all directions from any obstruction, including but not limited to other bicycle racks, walls, doors, posts, columns, or landscaping.
- c. A minimum vertical clearance of seven (7) feet shall be maintained above all bicycle parking facilities.

Off-Street Bicycle Parking Requirements.

- (1) **Exemption.** The bicycle parking requirements of this Section shall apply to all uses other than the following:
 - a. All vehicle related uses as listed in Table 4-5(j);
 - b. Single-family detached uses;
 - c. Duplex/townhome uses.
- (2) When the required amount of bicycle parking is two (2) spaces or less, the use shall provide a minimum of two (2) spaces in a bicycle parking facility.
- (3) Unless otherwise specified herein, the number of required bicycle parking spaces shall be equal to five (5) percent of required vehicle parking spaces, up to ten (10) spaces. Additional demand for bicycle parking shall be monitored and provided as necessary.

Tree Preservation

The current Ordinance did not have a requirement that could easily be found for tree preservation. This section (Article 6-3) gives better requirements to follow if a tree is to be preserved or removed and applies to all developments. Staff is coordinating with the consultant to modify the language below to include:

- If there is not room on the site for the required trees to be planted such as in the downtown area (Central Commercial zone), those trees could be planted on an alternative site that is selected by the Director of Parks and Urban Forestry.
- Lowering the replacement of trees from three (3) times the amount to two (2) times the amount, which is industry standard.

Tree Preservation.

- (1) Existing viable trees of twelve (12) inches or greater DBH shall not be removed from lots within the City without a tree preservation and removal plan approved by the Zoning Administrator. DBH is diameter at breast height measured at four and a half (4.5) feet off the ground or grade level.
- (2) The tree preservation and removal plan shall include an inventory of all trees of twelve (12) inches or greater DBH on a lot.
- (3) Every reasonable effort shall be made to incorporate trees identified in the inventory into the landscape required for the proposed development. The Zoning Administrator must determine that one of the following criteria apply prior to granting approval to remove a mature, high quality tree:
 - a. The tree is dead, dying, diseased, or a threat to public health or safety;
 - b. The tree interferes with the provision of public services or is a hazard to traffic;
 - c. The location of the tree prevents development or redevelopment that cannot be designed to protect the tree.
 - d. The tree is an identified invasive species.
- (4) Viable trees of twelve (12) inches or greater DBH to be removed shall be replaced in accordance with the following standards.
 - a. The tree to be removed shall be replaced within one (1) year of the date of approval and guaranteed as detailed in Section ##.##.
 - b. Any tree designated for removal on an approved tree preservation and removal plan shall be replaced at the rate specified in Table 6-3(d)(4).
 - c. In the event that a tree designated for preservation is destroyed, damaged, or removed during the construction process, such tree shall be replaced at three (3) times the applicable rate specified in Table 6-3(d)(4).

Table 6-3(d)(4) Tree Replacement Rate	
Caliper of Tree to be Removed	Number of Replacement Trees Required
12-29 inches	3
30 inches or more	4

- (5) The value of a tree shall be determined by the Zoning Administrator in accordance with the methods developed by the Council of Tree and Landscape Appraisers in the most recent Guide for Plant Appraisal.

Landscaping

The current Ordinance includes a landscaping section for all development and did not give credit towards native grasses and groundcover as part of the landscaping plan. This proposal (Article 6-3) supports salt tolerant native species and promotes groundcover instead of gravel. The consultant sent Staff a website to help determine what qualifies as groundcover salt tolerant plantings. Staff is coordinating with the consultant to add language to include:

- A green roof would count towards 25% of the landscaping requirement for the building foundation. Staff's goal is to give a developer some credit if they create a green roof as most of the green roofs would be needed to help address stormwater management requirements for a site.
- At least 5% to 10% of the landscaping on site shall be pollinator plantings.

Planting Types.

- (1) **Canopy Trees:** A woody plant (deciduous or evergreen) having not less than a two and one-half (2.5) inch caliper with single central axis which typically reaches a mature height of not less than forty (40) feet and a mature spread of not less than fifteen (15) feet.
- (2) **Understory Trees:** A woody plant having not less than a one and one-half (1.5) inch caliper, or six (6) feet tall for multiple stem species, that normally attains a mature height of at least fifteen (15) feet.
- (3) **Evergreen Trees:** A tree having foliage that persists and remains green throughout the year and has a height of not less than six (6) feet at installation and maturing to a height of not less than twenty (20) feet.
- (4) **Shrub:** A woody plant (deciduous or evergreen) of low to medium height characterized by multiple stems continuous from its base and having a height of not less than two (2) feet.
- (5) **Native Grasses:** Grasses and flowering broad leaf plants that are native to, or adapted to, the State of Wisconsin, and that are commonly found in meadow and prairie plant communities, not including noxious weeds.
- (6) **Groundcover:** Herbaceous plants, other than turf grass, or prostrate shrubs normally reaching an average maximum height of eighteen (18) inches at maturity.

Species Diversity Requirements.

- (1) A minimum of fifty (50) percent of the landscape elements utilized on a parcel that is less than one-half (0.5) acre shall be drought and salt tolerant native species.
- (2) A minimum of sixty (60) percent of the landscape elements utilized on a parcel that is between one-half (0.5) and five (5) acres shall be drought and salt tolerant native species. Total landscape elements, excluding turf, shall not be comprised of more than thirty (30) percent of any single species or fifty (50) percent of any genus.
- (3) A minimum of seventy-five (75) percent of the landscape elements utilized on a parcel that is greater than five (5) acres shall be drought and salt tolerant native species. Total landscape elements, excluding turf, shall not be comprised of more than twenty (20) percent of any single species or twenty-five (25) percent of any genus.

- (4) The percentage limits above may be varied in conjunction with approval of vegetated stormwater management areas.

Lighting

Similar to the above topics, the requirements below apply to all development and can be found in Article 6-9. Staff is coordinating with the consultant to add the words “dark skies” to the purpose statement.

Exterior Lighting Standards.

- (1) **Purpose.** The purpose of this Subsection is to regulate the spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity of a light source in order to promote transportation safety and to prevent the creation of nuisances.
- (2) **Applicability.** The requirements of this Subsection apply to all private exterior lighting within the jurisdiction of this Chapter, except for lighting within public rights-of-way and/or lighting located on public property.
- (3) **Requirements.**
 - a. **Fixtures.** Light sources shall be full cutoff fixtures with the light source fully shielded and directed downwards.
 - b. **Intensity of Illumination.** In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.40 foot-candles above ambient lighting conditions on a cloudless night.
 - c. **Location.** Light fixtures shall not be located within required landscape areas.
 - d. **Flashing, Flickering and other Distracting Lighting.** Flashing, flickering, and/or lighting which may distract motorists are prohibited.
 - e. **Minimum and Maximum Lighting Standards.** All areas designated on required site plans for vehicular parking, loading, or pedestrian circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity of 0.4 foot-candles and at a maximum intensity of one (1) foot-candle during hours of operation.
 - f. **Special Events Lighting.** Any temporary use using exterior lighting which is not in complete compliance with the requirements of this Subsection shall secure a temporary use permit.

Land use

The following are types of land uses that focus on sustainability in the Zoning Ordinance. There are some items that are only shown by a name without additional information, which means that there are no additional requirements for the use. All of the land uses can be found in a table in Article 4 with additional requirements in Article 5.

Community Garden. Permitted by right in the rural agriculture, neighborhood residential, mixed residential, and urban residential zoning districts.

Definition: A site where any kind of plant, including flowers, is grown, and several individuals or households cultivate the site. The site may be divided into individual allotments, or gardeners may work together to cultivate the entire property. The land may be publicly or privately owned. The plants are grown for personal use by the gardeners or for donation.

- (1) Accessory structures shall be limited in gross floor area to ten (10) percent of the lot or parcel used for the Community Garden, shall have a maximum height of twelve (12) feet including any pitched roof, and shall be limited to the following accessory structure types:
 - a. Storage Sheds;

- b. Hoop Houses;
 - c. Cold Frames.
- (2) All compost and/or organic matter on the site:
- a. shall not cover more than ten (10) percent of the total area of the property,
 - b. shall be screened from view from adjacent property and the public right-of-way,
 - c. shall be managed to prevent the harborage of rodents and pests,
 - d. shall be maintained to prevent odors, and
 - e. shall be located to prevent leachate from flowing onto adjacent property or into natural or human-made storm channels.
- (3) The site shall be designed and maintained to prevent water from irrigation and/or other activities and/or fertilizer from draining onto adjacent property
- (4) Trash areas shall be provided and screened from view from adjacent property and the public right-of-way.

Compost Bin. (accessory land use) Permitted by right in the rural agriculture, neighborhood residential, mixed residential, and urban residential zoning districts.

Definition: An outdoor container in which vegetation, garden waste and other organic matter is placed in order to expedite the decomposition of organic wastes.

- (1) All compost shall be fully enclosed in a free-standing compost bin.
- (2) A compost bin shall be no larger in volume than one-hundred (100) cubic feet and shall not exceed a height of four (4) feet.
- (3) A maximum of three (3) compost bins may be located on any lot used for residential purposes.
- (4) Compost bins shall be located in rear yards only and shall be a minimum of ten (10) feet from all property lines. In cases where a rear yard adjoins a street and is not enclosed by a fence, compost bins shall be located a minimum of fifty (50) feet from the street.
- (5) Compost bins shall be maintained to prevent the attraction or harborage of rodents and unpleasant odors.

Composting Operation. Conditional use permit in the urban industrial zoning district.

Definition: Land uses devoted to the collection, storage, processing and/or disposal of vegetation.

- (1) Shall comply with all County, State and Federal regulations.
- (2) All buildings, structures, and activity areas shall be located a minimum of one-hundred (100) feet from all lot lines.
- (3) The processing, storage, and disposal of any food scraps or other vermin-attracting materials shall be conducted entirely within a completely enclosed structure with all doors, windows, and any other structure openings completely closed.
- (4) Operations shall not involve the on-site holding, storage or disposal of hazardous wastes as defined by State Statutes in any manner.

On-Site Agricultural Retail. (accessory land use) Permitted by right in the rural agriculture zoning district.

Definition: Land uses solely associated with the sale of agricultural products grown exclusively on the site.

- (1) No structure or group of structures shall exceed five-hundred (500) square feet in floor area.
- (2) No structure shall exceed twelve (12) feet in height.
- (3) All structures shall meet all required setbacks.
- (4) Such land use shall be served by no more than one (1) driveway. Said driveway shall require a valid driveway permit.
- (5) The sale of products which are grown or otherwise produced on nonadjacent property under the same ownership, or on property under different ownership, shall be prohibited.
- (6) Structures and fencing shall be located a minimum of three-hundred (300) feet from any residentially zoned property.

Solar Energy Collection System, Canopy. (accessory land use) Conditional use permit in the urban residential, suburban commercial, suburban office, suburban industrial, and urban industrial zoning districts.

Definition: A solar energy collection system consisting of elevated solar panels installed above parking lots, carports and other paved areas.

- (1) Canopy solar energy collection systems may exceed the applicable maximum accessory structure height if they cover an impervious surface parking area.
- (2) The height of canopy solar energy collection systems shall not exceed the height of the primary building that the parking area serves.
- (3) The minimum height of solar energy collection systems shall allow clearance for emergency and service vehicles.

Solar Energy Collection, Farm. Conditional use permit in the rural agriculture zoning district.

Definition: A site on which the primary land use is an array of multiple solar collectors on ground-mounted racks or poles that harvest and convert solar energy into thermal, chemical or electrical energy and transmit the same.

- (1) No solar farm shall be erected on any lot less than four (4) acres in size.
- (2) A certified professional engineer shall certify that the foundation and design on the solar panels are within accepted professional standards, given local soil and climate conditions.
- (3) Power and communication lines running between banks of solar panels and to electric substations or interconnections with buildings shall be buried underground.
- (4) Systems, equipment, and structures shall not exceed thirty feet (30) in height when ground mounted.
- (5) Ground mounted solar energy collection systems as part of a solar farm shall have a minimum setback for all equipment, excluding fences, of:
 - a. Front and Corner Yards: one hundred (100) feet
 - b. Side and Rear Yards: fifty (50) feet from nonresidential property lines and one-hundred (100) feet from residential property lines.

- (6) Systems equipment and structures shall be fully enclosed and secured by a fence or wall with a height of eight (8) feet. Knox boxes and keys shall be provided at locked entrances for emergency personnel access.
- (7) An appropriate warning sign shall be provided at the entrance to the facility and along the perimeter of the solar farm. The sign at the entrance to the facility shall include the facilities 911 address and a twenty-four (24) hour emergency contact number.

Solar Energy Collection System, Ground Mounted. (accessory land use) Permitted by right in all zoning districts.

Definition: A solar energy collection system and associated mounting hardware that is affixed to or placed upon the ground including but not limited to fixed, passive, or active tracking racking systems.

- (1) Ground mounted solar energy collection systems shall be permitted in the rear yard only.
- (2) An unlimited quantity of panels is permitted on all zoning lots with the exception of any residential zoning lot thirty-thousand (30,000) square feet or less in size, which are limited to a total of one-hundred (100) square feet in area of panels.
- (3) The maximum height of ground mounted solar energy collection systems shall be fifteen (15) feet in height, measured from the grade at the base of the pole to the highest edge of the system.
- (4) Minimum clearance between the lowest point of the system and the surface on which the system is mounted is twelve (12) inches.
- (5) All parts of the freestanding system shall be set back ten (10) feet from the side and rear lot lines and shall not be located in a public utility easement.

Solar Energy Collection System, Roof Mounted. (accessory land use) Permitted by right in all zoning districts.

Definition: A solar energy collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground mounted. It is installed parallel to the roof with a few inches gap.

- (1) Roof mounted solar energy collection systems may be located on any roof face of principal or accessory buildings. Systems should be flush mounted when possible.
- (2) Systems on residential structures shall not extend beyond twelve (12) inches parallel to the roof surface of a pitched roof or flat roof. Systems on nonresidential structures shall not extend beyond thirty-six (36) inches parallel to the roof surface of a pitched roof or flat roof. Systems on all structures shall not extend above the highest peak of a pitched roof.
 - a. Height is measured from the roof surface on which the system is mounted to the highest edge of the system.
- (3) All materials used for racking, mounts, mounting clamps, and flashings shall be of a color consistent with the color of the roof surface to minimize visibility.

Urban Agriculture, Indoor, less than 10,000 sqft. Permitted by right in the rural agriculture zoning district and a conditional use permit in the suburban industrial and urban industrial zoning districts.

Definition: An indoor establishment less than 10,000 square feet where food or ornamental crops are grown or processed for personal consumption or to be sold or donated that includes, but is not limited to, greenhouses and other indoor growing operations, vertical farms, aquaponics, aquaculture, and hydroponics.

Urban Agriculture, Indoor, more than 10,000 sqft. Conditional use permit in the rural agriculture, suburban industrial, and urban industrial zoning districts.

Definition: An indoor establishment 10,000 square feet or greater where food or ornamental crops are grown or processed for personal consumption or to be sold or donated that includes, but is not limited to, greenhouses and other indoor growing operations, vertical farms, aquaponics, aquaculture, and hydroponics.

Urban Agriculture, Outdoor. Permitted by right in the rural agriculture zoning district.

Definition: Backyard, roof-top, vacant lot or balcony cultivation or processing of food or ornamental crops. This definition does not include the keeping, feeding or raising of animals such as chickens, fish, goats, and honey bees.

- (1) Shall be limited to the raising and/or use of animals at an intensity of one animal unit per acre.
- (2) Shall not be located in, or adjacent to, an existing or platted residential subdivision.
- (3) All buildings, structures, outdoor storage areas, and outdoor animal containments shall be located a minimum of three-hundred (300) feet from all residentially zoned property and one-hundred (100) feet from all other lot lines.
- (4) Shall be located in an area which is planned to remain commercially viable for agricultural land uses.

Urban Garden. (accessory land use) Permitted by right in all zoning districts except the suburban office, suburban industrial, and urban industrial zones.

Definition: Land used to grow and harvest any kind of plant, including flowers, food or non-food crops for personal consumption or commercial purposes.

- (1) Urban gardens shall not exceed twenty (20) percent of the lot's area.
- (2) Urban gardens located in front or corner yards shall:
 - a. Not utilize hoop houses, cold frames, or other structures.
 - b. Not have any plant material which exceeds four (4) feet in height.
 - c. Not have any dead plant materials present with the exception of dead plant materials utilized for ground cover, mulch, or compost.
 - d. Not include any plant material that could interfere with a public sidewalk.
 - e. Be setback a minimum of three (3) feet from all applicable property lines.
- (3) Urban gardens located in side or rear yards may utilize hoop houses, cold frames, or other structures if they are setback a minimum of three (3) feet from all property lines.

Memorandum

To: Sustainability Task Force

From: Katherine Holt, Community Development Specialist

Date: February 15, 2021

Re: Resolution for City Designee to comment on dockets before the Public Service Commission

The proposed Resolution would allow the Mayor to comment on dockets before the Public Service Commission of Wisconsin (“Commission”). This will allow comments to be submitted without calling special meetings for the Common Council to discuss the City’s position on all dockets before the Commission. By approving the Resolution, the Mayor can file public comments on behalf of the City in support of renewable energy projects and other dockets before the Commission that further the goals in the 2019 Sustainability Resolution.

**CITY OF VERONA
RESOLUTION NO. R-21-00X**

**CITY DESIGNEE TO COMMENT ON DOCKETS
BEFORE THE PUBLIC SERVICE COMMISSION OF WISCONSIN**

WHEREAS, the City of Verona (City) recognizes that climate change is at a critical stage that is increasingly impacting human health and well-being, ecosystems, and our economy, and that the City can help lead the way to carbon neutrality for our residents and businesses; and,

WHEREAS, the City should strive to obtain its energy from renewable energy technologies and resources at a reasonable cost; and,

WHEREAS, achieving these energy goals will require concerted action from individuals and the community, in urban and rural areas county-wide, from local and state governments, and from businesses and utilities; and,

WHEREAS, the City will continue to support and add to the to-do list in the 2019 Sustainability Resolution to make our community more resilient and combat climate change; and,

WHEREAS, the City recognizes that it is in the City's best interest to support renewable energy projects in dockets before the Public Service Commission of Wisconsin (Commission) and to support other dockets before the Commission that further the goals in the 2019 Sustainability Resolution; and

WHEREAS, the City can support the renewable energy projects and other dockets before the Commission that further the goals in the 2019 Sustainability Resolution through the filing of public comments; and

WHEREAS, the City recognizes the importance of participating in Commission dockets but also recognizes that the City of Verona Common Council will not have time to meet to discuss the City's position on all dockets before the Commission; and

WHEREAS, it is the City's best interest to designate one person to file public comments on behalf of the City in support of the renewable energy projects and other dockets before the Commission that further the goals in the 2019 Sustainability Resolution; and

WHEREAS, on February 15, 2021 the City of Verona Sustainability Task Force reviewed the Resolution for a City designee to comment on dockets before the Public Service Commission of Wisconsin and voted X-X to recommend approval; and

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Verona authorizes the City of Verona Mayor to file public comments on behalf of the City in

support of the renewable energy projects and other dockets before the Commission that further the goals in the 2019 Sustainability Resolution.

CITY OF VERONA

SEAL

Luke Diaz, Mayor

Kayla Martin, Deputy Clerk

Passed, signed and dated this ____ day of February, 2021.

Memorandum

To: Sustainability Task Force
From: Katherine Holt, Community Development Specialist
Date: February 2021
Re: **Amending Soil Quality**

At the December 2020 meeting, there was discussion regarding how compost can amend the existing clay soil in newly built residential areas. There was direction from the Task Force for Staff to write a draft ordinance regarding compost to amend the soil.

Staff conducted additional online research to determine if other municipalities have similar ordinances regarding amendments to soil quality. Outside of the information that was presented in December that focused on Soil Amendment Program in Denver Colorado, Staff had difficulties in finding information that would transfer easily for the City. The program in Colorado has a compost facility that can be used to restore the soil. The majority of the ordinances that were found focus on addressing soil erosion due to runoff typically codified in the late 1990s and not improvements of the overall quality of the soil.

Caledonia, Minnesota focuses on soil erosion and sediment control that states, “sufficient arable soil shall be set aside for re-spreading over the developed area. The soil shall be restored to a depth of four inches and shall be of quality at least equal to the soil quality prior to the development”.

Currently, the City has the following language regarding topsoil.

- Section 14-1-71(b)(10) – Specification for Preparation, Construction and Dedication of Streets and Roads. “All disturbed areas (ditches, backslopes) within the road right-of-way not provided with pavement and shouldering material shall be restored utilizing four (4) inches of topsoil and good quality grass seed, fertilizer and mulch”.
- Section 14-1-76 (d)(3)– Grading. “The topsoil stripped for grading shall not be removed from the site unless identified in the Erosion Control Plan approved by the City Engineer as not being necessary for erosion control or site landscaping purposes. Topsoil shall be uniformly returned to the lots when rough grading is finished. Topsoil piles shall be leveled and seeded for erosion control prior to the City releasing the one (1) year guarantee provision

on public improvements in the streets adjacent to the lots on which the topsoil is stockpiled”.

- Section 14-1-83 – Development of Park Area. “Cover areas to be seeded with a minimum of six (6) inches of quality topsoil, seed as specified by the Park Director, fertilized with 16-6-6 at a rate of seven (7) pounds per one thousand (1,000) square feet, and mulched, as specified in the standard "Specifications for Road and Bridge Construction Section 627 and 629". The topsoil furnished for the park site shall consist of the natural loam, sandy loam, silt loam, silty clay loam or clay loam humus-bearing soils adapted to the sustenance of plant life, and such topsoil shall be neither excessively acid nor excessively alkaline. Fine grading and seeding must occur within one (1) year following issuance of the first building permit within that land division unless otherwise authorized by the Park Commission. The improved area shall not be deemed officially accepted until a uniform grass cover to a two (2) inch height has been established. It shall be the responsibility of the subdivider to maintain the area until the City accepts the dedication”.

Staff has concerns with the idea of a soil amendment program due to what will be the quality of the soil that is brought to the site, from where is the additional soil coming, how will the requirements be inspected and enforced, what is the additional cost to the developer, and how will that additional cost affect the customer while being affordable.

Due to those concerns, Staff recommends not moving forward with an Ordinance amendment at this time.

Memorandum

To: Sustainability Task Force
From: Katherine Holt, Community Development Specialist
Date: February 15, 2021
Re: **No mow roadside**

At the December 2020 meeting, there was a discussion about mowing in the City Parks and in the City as a whole. Dave Walker explained that there are designated no mow areas in the City. The Task Force asked Staff to look into planting wildflowers in medians in the City.

Staff has coordinated with Dave Walker to determine if it is feasible to plant wildflowers in a median. Walker has agreed that the City could have a trial wildflower planting in the East Verona Avenue median. Staff is drafting a drawing and plan of what will be proposed for this location, what would be planted, and what areas would need to be mowed.

More information will be presented at subsequent meetings when it is available for this topic.