



VILLAGE OF MOUNT HOREB

E. Main Street

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HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, August 27, 2025 at 6:00 PM

Municipal Building Board Room

138 E. Main Street

Mount Horeb, WI

- 1) Call to order
- 2) Public Comments
- 3) Agenda Items
 - a. Consideration of July 23, 2025 Meeting Minutes
 - b. Discussion on Design Review Standards for Zoning Code Rewrite
- 4) Local Preservation Group Reports
 - a. Mount Horeb Area Historical Society
 - b. Mount Horeb Landmarks Foundation
- 5) Future agenda items
- 6) Meeting adjournment.

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HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, July 23, 2025 at 6:00 PM

DRAFT MEETING MINUTES

1) Call to order

Chair Marc Schellpfeffer called the meeting to order at 6:00 pm in the Board Room of the Municipal Building, 138 East Main Street, Mount Horeb, WI.

Members Present: Megan Ince, Maura Overland, Jackie Sale, Destinee Udelhoven

Others Present: Village Administrator Nic Owen, Assistant Clerk Jean Culberson

2) Public Comments

Bethaney Bacher-Corsock 824 S Second questioned the public comments placement on the agenda. Schellpfeffer Informed her to discuss the agenda procedure with the Village Board.

3) Agenda Items

a. **Consideration of June 25, 2025, Meeting Minutes**

Sale Motioned and Ince seconded to approve the June 25, 2025 minutes. Motion carried by unanimous voice vote.

b. **Concept Presentation for Mount Horeb School District Primary Center Addition**

Ryan Sands and Mark Miller with Bray Architects summarized the proposed Primary Center addition and the Early Learning Center demolition. The Commission discussed the addition including the bus routing. The Commission gave positive feedback on the project and requested documenting the ELC before destruction. Bray stated they will submit the State Historical report to the Village once they receive it.

c. **214-220 E Main Street Redevelopment Concept Presentation**

Developer Jeff Grundahl and Steve Shulfer from Sketchworks Architecture gave an overview on the revised proposed four-story mixed-use apartment building. The first presentation was presented to the Plan Commission and not to the HPC. The Commission discussed the project giving positive and non-positive feedback on the density and character of the building. Overland stated for the record that this project would include the demolition of two structures in our National Historic District.

d. **Discussion on Design Review Standards for Zoning Code Rewrite**

Tabled. Sale requested downtown mixed use zoning maps and code for the future meeting.

e. **Review of Awards Form**

Udelhoven presented the revised form. Schellpfeffer Motioned and Overland seconded to approve the Awards Form. Motion carried by unanimous voice vote.

Update on Certified Local Government Grant

Tabled.

4) Local Preservation Group Reports

f. **Mount Horeb Area Historical Society**

Tabled.

g. Mount Horeb Landmarks Foundation

Tabled.

5) Future agenda items

Tabled.

6) Meeting adjournment.

Sale Motioned, Ince seconded to Meeting adjournment at 6:56 pm. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

August 27, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 3.b

Discussion on Design Review Standards for Zoning Code Rewrite

BACKGROUND

At a Special Plan Commission meeting on June 30th, the Plan Commission did a preliminary review of the new Design Review Standards for the zoning code rewrite. Section 17.07.5 DMU Zoning District Design Standards are the specific standards that apply to the proposed Downtown Mixed Use zoning category that is being proposed for the Historic Downtown Area. The Plan Commission would like the HPC to review and provide feedback on the Design Review process, in particular how it applies to Historic Properties.

RECOMMENDATION

ATTACHMENTS

1. Design Review
2. Design Review Comparison Tool
3. Draft Exterior Building Design and Landscaping Chapters 6.30.25

Mount Horeb Design Review Standards Comparison Tool

The Village has 27 design standards are displayed in the left two columns, and the proposed new approach is shown in the right two columns. The new approach aims to group similar standards together in the same section of the ordinance, improve upon and retain existing standards that are working, and address those standards that are not working.

Existing Design Review Section	Existing Requirement	Proposed New Location	Proposed Requirement
Design Review Required	<ul style="list-style-type: none"> Multi-family, commercial, industrial, PUD, government building, parking lot 	Site Plan Review (Section 17.10.43)	Same as existing
Administration	<ul style="list-style-type: none"> Plan Commission review and approval required 	Site Plan Review (Section 17.10.43)	Same as existing
Approval Sunset	<ul style="list-style-type: none"> 3 years before building permit must be pulled 	Site Plan Review (Section 17.10.43)	Same as existing
Site Grading	<ul style="list-style-type: none"> Preserve existing grades No unstable grade transitions Attractive site appearance 	Site Plan Review (Section 17.10.43)	Same as existing, but no waivers
Existing Site Vegetation	<ul style="list-style-type: none"> Preserve existing vegetation Topsoil used on-site 	Landscaping (Section 17.08.30)	Same as existing, but no waivers
Site Layout	<ul style="list-style-type: none"> Compatible layout to pattern of other existing properties Attractive appearance to all streets 	None	Not added because these are interpretations with no substantive basis for applying standards
Building Setbacks	<ul style="list-style-type: none"> Meet zoning district standards Downtown within 3' of all abutting ROW Springdale Street building within 30' of ROW and no front parking 	Bulk Dimensions (Sections 17.04.11 -17.04.14) Off-Street Parking and Traffic Circulation (Section 17.06.06)	Same as existing, but no waivers (CUP for Springdale Street standard)
Building Height	<ul style="list-style-type: none"> Meet zoning district standards Downtown min. 20'/2 stories Springdale Street decorative tower element 	Bulk Dimensions (Sections 17.04.11 -17.04.14) Exterior Design Standards (Section 17.07.02)	Same as existing, but no waivers (CUP for Springdale Street standard)
Building Mass	<ul style="list-style-type: none"> Over 5,000 sf meeting large development standards 	Performance Standards (Article VI) Exterior Design Standards (Article VII)	Built in standards that apply to all vs. unique standards for larger buildings
Building Facade	<ul style="list-style-type: none"> Long facades broken up visually 	Exterior Design Standards (Article VII)	Same as existing

Existing Design Review Section	Existing Requirement	Proposed New Location	Proposed Requirement
	<ul style="list-style-type: none"> • Windows, doors, and decorative elements on street façade • Downtown traditional storefront 		
Exterior Materials	<ul style="list-style-type: none"> • No metal wall panels, concrete panels, concrete blocks, asphalt, spandrel windows • Metal wall panels up to 30% on any façade • Decorative base around exterior at 40" min. 	Exterior Design Standards (Article VII)	Same as existing
Exterior Building Colors	<ul style="list-style-type: none"> • Compatible with existing buildings • Downtown – Victorian colors • Other area – no primary colors • No high gloss paints • Consistent use of colors throughout project 	Exterior Design Standards (Article VII) Downtown Standards (Section 17.07.50)	Same as existing, other than allowing black because the Village has been approving that
Exterior Doors	<ul style="list-style-type: none"> • Decorative doors facing street 	Exterior Design Standards (Article VII)	Same as existing
Windows	<ul style="list-style-type: none"> • No spandrel, mirrored, or tinted glass • No obstruction of windows more than 5% 	Exterior Design Standards (Article VII)	Same as existing
Roofs	<ul style="list-style-type: none"> • Compatible with surrounding area • No metal roofs • No rooftop mechanicals without screening 	Exterior Design Standards (Article VII)	Same as existing, but allowed metal roofs for commercial, industrial, and mixed-use because its frequently waived
Exterior Building Apparatus	<ul style="list-style-type: none"> • Uncluttered facades, using similar colors to blend with building 	Exterior Design (Article VII)	Same as existing
Awning	<ul style="list-style-type: none"> • Compliment character of building • Soft materials only, no metal • No backlighting 	Not specified	Didn't include because its frequently waived and other façade requirements will serve in its place
Trash Containment Structure	<ul style="list-style-type: none"> • Conceal all trash storage • Same materials and colors as building • No metal panel gates or fence gates 	Exterior Refuse and Storage (Section 17.06.21)	Same as existing
Freestanding Canopies	<ul style="list-style-type: none"> • Complement building design • Same pitch, materials, and colors as roof • Decorative supports 	Exterior Design (Article VII)	Added to commercial and industrial design standards only
Other Structures	<ul style="list-style-type: none"> • Outbuildings have same design • Walls and fences of metal pickets, stone, and decorative block or brick 	Not specified	Same as existing, but not specified because new system covers it

Existing Design Review Section	Existing Requirement	Proposed New Location	Proposed Requirement
Exterior Lighting	<ul style="list-style-type: none"> Decorative and consistent lighting Directional and cutoff fixtures Not exceed 0.5 footcandles at property line Max of 10.0 footcandles on site, in-vehicle service is 25.0 footcandles Freestanding lighting is max 20' 	Lighting Section (17.06.20)	Same as existing
Exterior Signage	<ul style="list-style-type: none"> Compliant overall design Freestanding should be decorative 	Sign Section (Article IX)	Same as existing
Outdoor Display and Storage	<ul style="list-style-type: none"> Depicted on site plan Only allowed for retail display, business vehicles, equipment, refuse, scrap equipment Screening of all areas 	Land Uses (Section 17.03.10(19))	Same as existing and covered in land use requirements
Pavement Materials	<ul style="list-style-type: none"> Hard durable surfaces, no gravel Porous pavement is encouraged 	Off-Street Parking and Circulation (Section 17.06.06)	Same as existing
Pedestrian Facilities	<ul style="list-style-type: none"> Sidewalks to all street frontages Paved connections between street and building (5' wide) Crosswalk over any vehicle circulation areas 	Off-Street Parking and Circulation (Section 17.06.06)	Same as existing
Traffic Circulation	<ul style="list-style-type: none"> Safe and understandable, should not be too complicated 10' min setback from street, 5' min. setback from other property lines 	Off-Street Parking and Circulation (Section 17.06.06)	Same as existing
Parking	<ul style="list-style-type: none"> Screened from view of street Downtown – not located on street frontage Bike parking – 1 per 10 vehicle spots up to 20 total bike stalls 	Landscaping (Section 17.08.30) Off-Street Parking and Circulation (Section 17.06.06) Downtown Standards (Section 17.07.50)	Same as existing
Building Foundation Landscaping	<ul style="list-style-type: none"> 10' wide landscape bed on 50% of each façade facing street or parking area Located within 10' of building foundation Appropriate landscaping 	Landscaping (Section 17.08.30)	Similar standards, but using point system now for all requirements
Street Frontage Landscaping	<ul style="list-style-type: none"> 10' wide landscape area between street and parking area 	Landscaping (Section 17.08.30)	Similar standards, but using point system now for all requirements

Existing Design Review Section	Existing Requirement	Proposed New Location	Proposed Requirement
	<ul style="list-style-type: none"> 1 canopy tree for every 50' of frontage 		
Parking Lot Landscaping	<ul style="list-style-type: none"> Point system based on size of parking area 	Landscaping (Section 17.08.30)	Similar standards, but using point system now for all requirements

Alternative Approach Pros/Cons

	Pros	Cons
Existing Design Review Standards	<ul style="list-style-type: none"> Everything in one place and criteria are used in each development review consistently Interpretations and waivers provide flexibility for different situations Community has been using system for many years and is used to it 	<ul style="list-style-type: none"> Lack of consistency throughout code today with standards Lots of ambiguity and interpretation of standards, lack of metrics-based standards Waivers from standards creates precedent setting and can be inconsistent Less predictable for applicants More negotiation-based application of standards
Performance Standards, Exterior Design Standards, Landscaping Standards	<ul style="list-style-type: none"> All topic standards are grouped together for all development types (parking, landscaping, design, etc.) More metrics-based standards for clear expectations and consistency in applying standards Less negotiation-based application of standards = more predictability More language for staff to use in administration 	<ul style="list-style-type: none"> Standards are throughout the code rather than in one section of listed criteria Some standards in grouped sections don't apply to certain situations = more code length and research required Less flexible because PC can't waive every individual criteria because they want to New system will take time for community to get used to using

Recommendation

- Utilize grouped standards approach by topic with clearer metrics, but provide some flexibility within standards in ways to meet the code and/or where a potential waiver could be made for a unique circumstance (based on something that can be documented).
- Create a table similar to the above where staff, applicants, and the PC can find different standards throughout the new code that can be used as the new design review tool for PC meetings.

DRAFT 6.30.25

VILLAGE OF MOUNT HOREB, WISCONSIN

CHAPTER 17: ZONING ORDINANCE

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ARTICLE VII: EXTERIOR BUILDING DESIGN STANDARDS

Section 17.07.01: Purpose and Applicability

- (1) Purpose. The purpose of this Section is to regulate the design and materials used for the exterior of buildings and structures within the Village so as to maintain and enhance the attractiveness and values of property in the community. This Article is further intended to support the creation of a pedestrian-oriented urban environment that emphasizes architectural and urban design principles of human scale and visual interest. Additionally, this Article is intended to ensure the development of structures that maintain a long-lasting appearance; withstand the effects of time and exposure to the elements; resist damage in areas with high vehicular and pedestrian traffic and in areas where larger equipment that could cause damage is commonly used; that maintain a consistent character of development based on land use and zoning district particular to each development; and that contribute to the long-term economic and social vitality of the Village of Mount Horeb.
- (2) Applicability. Single-Family, Two-Family, Cottage Court, Manufactured Home, Telecommunication, Extraction and Disposal, Energy Production, and Agricultural land uses are exempt from the exterior design standards in Sections 17.07.10 to 17.07.50 below.
 - (a) New Construction. The requirements of this Section shall apply to all structures and buildings within the Village constructed after the effective date of this Chapter.
 - (b) Additions. Additions to buildings constructed after the effective date of this Chapter shall comply with the standards of this Section and, as determined by the Plan Commission, shall match or be substantially similar to the design and materials of the existing building.
 - (c) Alterations. For buildings constructed prior to the effective date of this Chapter, alterations that do not impact the floor area of the building shall comply with the standards of this Section, or shall match or be substantially similar to the existing building design and materials. Ordinary repairs and maintenance are not considered alterations.
 - (d) Exceptions and Appeals.
 1. Exceptions. Exceptions to the building design standards set forth in this Section may be granted by the Zoning Administrator, to permit substitute building materials or construction of comparable quality or design when it can be demonstrated that the provisions of this Section are infeasible and that the granting of such exception is in keeping with the purpose of this Section. Decisions rendered by the Zoning Administrator may be appealed to the Plan Commission.
 2. Appeals. Any person affected by a decision of the Zoning Administrator may petition for a hearing before the Plan Commission.
 3. Waivers. The Plan Commission is authorized to grant one or more waivers for specific design requirements in this Section when the Plan Commission finds the design to constitute an exemption as described above in subsection (1) or finds an alternative design standard also achieves the Purpose of this Section.
 - a. Granting of waivers by the Plan Commission shall be identified within the conditions of approval as part of the design review component of any Site Plan review (Section 17.10.43).
 - (e) Beyond the rules in this Section, additional building design standards may apply to:
 1. Conditional Use Permits (see Section 17.10.32)

2. Planned Unit Development Districts (see [Section 17.0.2.70](#))
- (3) Review and Approval. Through the site plan review and building permit processes, the Zoning Administrator shall be responsible and have authority to hear, review, and act upon all proposed exterior architectural plans for all proposed development.
- (4) Exterior Building Materials. The 4 classes of building materials referenced in this Chapter have the following meanings:
- (a) Class I materials include brick, brick veneer, stone, stone veneer, and glass (curtain/storefront).
 - (b) Class II materials include split face or decorative block, and stucco.
 - (c) Class III materials include architectural/decorative metal panels, EIFS, residential aluminum siding, and siding made of wood, wood composite, vinyl, or fiber cement.
 - (d) Class IV materials include smooth face or non-decorative block; concrete panels (tilt-up or precast); asphaltic, fiberglass, metal, or poly-roofing siding; non-decorative metal panels; corrugated metal; and plywood, chipboard, or other non-decorative wood. Also includes any material not listed in (a) through (c) above.

Figure 17.07.01a: Exterior Building Material Requirements by Use*

Type of Construction	Land Use (see Article III)	Exterior Building Materials Permitted
New Construction of Any Kind	Single Family, Duplex, Twin House, Two Flat	See Section 17.07.10
New Construction of Any Kind	Townhouse, Multiplex, Apartment	Class I, II, or III
New Construction of Any Kind	Mixed-Use, Commercial, Institutional	Predominantly Class I with Class II and III used as accents/trim (less than 50% of the total building façade)
New Construction of Any Kind	Industrial, Storage, Transportation,	Class I, II, or III
Any Exterior Change	Within the Downtown Mixed Use Zoning District	See Section 17.07.50

*Single-Family and Two-Family, Cottage Court, Manufactured Home, Telecommunication, Extraction and Disposal, Energy Production, and Agricultural land uses are exempt from the exterior design requirements of this Article.

Section 17.07.02: Springdale Street Design Standards

These standards shall apply to all land uses within the Springdale Street Corridor, unless exempt or otherwise modified as described above in Section 17.07.01(2) above.

- (1) Definition. The Springdale Street Corridor is defined as any lot which directly abuts the Springdale Street right-of-way between STH 78 and USH 151.
- (2) Applicability. Any such lot shall be subject to all applicable requirements of this Chapter, the applicable design review standards associated with the type of land use in Section 17.07.10 – 17.07.50 below, and the additional standards herein.
- (3) Standards.
 - (a) The entire front yard and street side yard of the principal building shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional

- use process (Section 17.10.32). On-site parking and traffic circulation shall not be permitted in this area. On-site driveways for one-way circulation or emergency vehicle access may be permitted through the conditional use process (Section 17.10.32).
- (b) The principal structure shall provide a functional or decorative building tower or related architectural feature that exceeds the height of majority of the building facade by at least seven feet, unless an exception is granted through the conditional use process (Section 17.10.32). Roofs variation and roof appurtenances such as cupolas, shall count toward this requirement.

Sections 17.07.03 to 17.07.09: Reserved

Section 17.07.10: Single- and Two-Family Uses

These standards apply to all single-family, duplex, twin house, two-flat, and cottage court land uses, buildings, and structures constructed after the effective date of Chapter.

- (1) All single-family, duplex, twin house, two-flat, and cottage court land uses are exempt from the exterior design standards of this Article. See applicable land use requirements in Section 17.03.06 and the base zoning district's bulk dimensional standards in Article IV.

Sections 17.07.11 to 17.07.19: Reserved

Section 17.07.20: Multi-Family Uses

These standards apply to all townhouse, multiplex, and apartment land uses, buildings, and structures constructed after the effective date of Chapter.

- (1) Exterior Materials. Multi-family buildings shall be clad in Class I, II or III materials. Class IV materials are prohibited.
- (a) Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Zoning Administrator.
- (b) Decorative metal wall panels (Class III materials) may be used up to 30% of any façade.
- (c) Exterior building materials in conjunction with façade articulations listed below in Section 17.07.20(3) shall be used to create the building's distinct horizontal base, middle, and top.
- (2) Building Entrance.
- (a) The primary entrance shall be on the front façade facing the street and decorative doors shall be used on this facade.
- (b) The primary entrance shall be covered a minimum of 3 feet from the door. Recessed 3-foot entries shall be deemed to meet this requirement.
- (c) Exterior entry doors for individual units shall be residential in style (and shall include frame and panel (real or decorative)).
- (d) Exterior entry doors for multiple units may be residential (as described in Subsection (c) above) or commercial in style (glass).
- (3) Façade Articulation.
- (a) Façade lengths shall not be greater than 40 feet without articulation such as:
1. Recesses or projections that step back or project a portion of the main façade plane.

2. Recesses or projections of upper floors from the ground floor façade plane.
 3. Vertical division using different textures or materials.
 4. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
 5. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 6. Public art installations located directly on a facade, such as murals.
- (b) On façades facing the street, windows or doors shall be required in order to promote a visual connection to the street.
1. The total area of windows and doors, including trim, shall comprise a minimum of 20 percent of the total façade area, excluding gables.
 2. Structured in-building vehicle parking or access is permitted on the ground floor of a structure in accordance with the standards below:
 - a. Vehicle access is permitted from any façade of the structure to the right-of-way and structured in-building parking shall be fully enclosed on all sides within the structure.
 - b. All ground floor facades of the structure that directly face a right-of-way shall not directly adjoin any on-site vehicle parking area within the structure and shall include residential or nonresidential uses, as determined by the Zoning Administrator, on the ground floor of the structure between said façade and the parking area.
- (c) On all facades of the structure, hard and durable materials such as decorative block, brick, stone, or a comparable material shall be required within 40 inches of the adjacent grade.
- (4) Colors.
- (a) Primary colors including red, blue, green, yellow, and fluorescent colors are prohibited on all exterior facades.
 - (b) Color patterns shall be used consistently throughout the property.
- (5) Roofs.
- (a) Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to this Section.
 - (b) See (8) below for roof-top mechanical screening requirements.
- (6) Wall Details, Trim, and Windows.
- (a) Exterior windows shall match the architectural character of the building. Spandrel, mirrored, or tinted glass is prohibited.
 - (b) All façade openings shall be articulated or appropriately trimmed through the use of materials such as lintels, sills, surrounds, shutters, etc.
 - (c) Natural wood shall be painted or stained unless it is cedar, redwood or other naturally weather-resistant species intended to be exposed.
 - (d) Pressure-treated lumber shall be painted or stained after a curing period of no greater than 18 months.
 - (e) Exterior building apparatus such as brackets, wiring, antennas, gutters, downspouts, and other similar feature shall blend in with the color and design of the structure's exterior façade.

Section 17.07.20: Multi-Family Uses

- (7) Patios, Decks, and Balconies.
 - (a) Ground-level patios and decks facing the street shall be bordered with landscape treatments, in accordance with Article VIII as depicted and approved on the Site Plan (Section 17.10.43).
 - 1. Covered porches are exempt from this requirement.
 - (b) Exterior stairs leading to a deck or balcony are not permitted on the front or street side of a building.
 - 1. On corner lots, exterior stairs shall be permitted on the interior side façade.
 - (c) Exterior corridors shall be covered by the building roof, shall be located within the footprint of the building foundation, and shall not be visible from the street.
 - (d) Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above.
- (8) Mechanical and Exterior Building Systems.
 - (a) Drainage pipes and air intakes and exhaust vents for high-energy gas applications and meters on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 - (b) Facade-mounted Equipment.
 - 1. Window-mounted air conditioning units shall not be permitted in any window that faces a public street and shall not encroach into exterior balconies, porches, decks, or patios.
 - a. When no alternative is available, units shall be masked (painted, encased, etc.) in order to blend into the building's exterior finish and shall be flush-mounted so as not to project beyond the main plane of the façade more than necessary.
 - 2. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district shall not encroach into exterior balconies, porches, decks, or patios and shall be screened in a manner that is:
 - a. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - b. Incorporated as part of the building wall or flush-mounted so as not to project beyond the main plane of the façade.
 - c. Consistent with the color of the structure to which the equipment is attached.
 - (c) Roof-mounted Equipment. Roof-mounted equipment shall be screened, preferably by parapet walls. Other acceptable screen types shall be:
 - 1. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - 2. Consistent with the color of the structure to which the equipment is attached.
 - 3. Designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.
 - (d) See Section 17.06.21 for screening requirements for ground-mounted mechanical systems and refuse enclosure requirements.
- (9) Wall or Roof-Mounted Lighting. See Section 17.06.20.

Sections 17.07.21 to 17.07.29: Reserved

Section 17.07.30: Business Park Zoning District and Commercial, Mixed-Use, and Institutional Uses

These standards apply to all mixed-use, commercial, and institutional land uses, buildings, and structures constructed after the effective date of Chapter. These standards also apply to any land use within the Business Park zoning district. See Article VIII for landscaping standards.

- (1) Orientation.
 - (a) Buildings shall be oriented so that the front façade faces the road with the highest traffic volumes.
 - (a) All façades facing a public right-of-way shall be designed to have the appearance of a front façade and shall incorporate decorative doors, meaning each shall include windows, doors or other architectural components typically associated with front façades, as approved by the Zoning Administrator.
 - (b) Service or loading areas shall not be permitted between the building and the public street.
 - (c) Drive-through windows shall not be located between the building and the public street.
- (2) Exterior Materials. Commercial buildings shall be predominately clad in Class I materials. Class II and Class III materials may be used as accents and trim not to exceed 50 percent of the total building façade. Class IV materials are prohibited.
 - (a) Decorative metal wall panels (Class III materials) may be used up to 30% of any façade.
 - (b) Rear building elevations not facing a public street or public parking lot shall be exempt from this requirement.
 - (c) Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Zoning Administrator.
 - (d) Exterior building materials in conjunction with façade articulations listed below in **Section 17.07.30(3)** shall be used to create the building's distinct horizontal base, middle, and top.
- (3) Façade Articulation.
 - (a) Façade lengths shall not be greater than 40 feet without articulation such as:
 1. Recesses or projections that step back or project a portion of the main façade plane.
 2. Recesses or projections of upper floors from the ground floor façade plane.
 3. Vertical division using different textures or materials.
 4. Division of the façade into individual components (i.e., storefronts, distinct uses) through the use of architectural elements such as porches, balconies, windows, covered entrances, arcades, awnings, marquees, lighting, signage, etc.
 5. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 6. Public art installations located directly on a facade, such as murals.
 - (b) On all facades of the structure, hard and durable materials such as decorative block, brick, stone, or a comparable material shall be required within 40 inches of the adjacent grade.

Village of Mount Horeb Sign Ordinance Article VII: Exterior Building Design Standards
Section 17.07.30: Business Park Zoning District and Commercial, Mixed-Use, and
Institutional Uses

- (c) Buildings shall be designed so each façade includes at least 1 design element to break up the flatness of blank walls and shall at a minimum include varied materials or colors, change in texture, expressed joints and details, or surface relief. Flat, unadorned walls shall be avoided.
 - 1. Additional elements used to break up the façade may include balconies, lintels, sills, headers, belt courses, reveals, pilasters, windows, chimneys, and other ornamental features as deemed appropriate by the Zoning Administrator.
- (d) On façades facing the street, windows and/or doors shall be required in order to promote a visual connection to the street.
 - 1. The total area of windows and doors, including trim, shall comprise a minimum of 20 percent of the total façade area, excluding gables.
 - 2. Structured in-building vehicle parking or access is permitted on the ground floor of a structure in accordance with the standards below:
 - a. Vehicle access is permitted from any façade of the structure to the right-of-way and structured in-building parking shall be fully enclosed on all sides within the structure.
 - b. All ground floor facades of the structure that directly face a right-of-way shall not directly adjoin any on-site vehicle parking area within the structure and shall include residential or nonresidential uses, as determined by the Zoning Administrator, on the ground floor of the structure between said façade and the parking area.
- (4) Building Entrance.
 - (a) The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
- (5) Colors.
 - (a) Primary colors including red, blue, green, yellow, and fluorescent colors are prohibited on all exterior facades.
 - (b) Color patterns shall be used consistently throughout the property.
- (6) Roofs.
 - (a) Metal roofs and exterior metal walls shall be coated in compliance with the appropriate ASTM standards based on the roof or wall material. The most common materials and standards are galvanized steel (ASTM A 653 G-90), 55% aluminum-zinc alloy coated steel (ASTM A 792 AZ 50), 5% aluminum alloy-coated steel (ASTM A 875 GF60), aluminum-coated steel (ASTM A 463 T2 65), or pre-painted steel (ASTM A 755).
 - (b) Standing seam metal roofs with exposed fasteners shall be prohibited.
 - (c) Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to this Section.
 - (d) See (7) below for roof-top mechanical screening requirements.
- (7) Mechanical and Exterior Building Systems. Mechanical and exterior building systems shall meet the regulations for multi-family buildings in [Section 17.07.20\(6\)](#).
- (8) Wall or Roof-Mounted Lighting. Wall or roof-mounted lighting shall meet the regulations for multi-family buildings in [Section 17.07.20\(6\)](#).
- (9) Freestanding Canopies.

- (a) Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building.
- (b) Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process (Section 17.10.32).
- (c) Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.

Sections 17.07.31 to 17.07.39: Reserved

Section 17.07.40: Industrial Uses

These standards apply to all industrial, storage, and transportation land uses, buildings, and structures constructed after the effective date of Chapter. See Article VIII for landscaping standards.

- (1) Architectural Design.
 - (a) Buildings shall be designed to include façade articulation; flat, unadorned walls shall be avoided.
 - (b) Buildings shall be oriented so as to face the road with the highest traffic volumes. This requirement shall not apply to buildings with frontage on state or federal highways, unless there is direct access from the development to the highway.
 - 1. If a visitor, office, or customer entrance component is included in the building, such space(s) shall be clearly defined and accentuated through the use of detailing, windows, distinctive materials and/or colors, projections or recesses, or other architectural features as deemed appropriate by the Zoning Administrator.
- (2) Exterior Materials. Industrial buildings shall be clad in Class I, II or III materials. Certain Class IV materials are also acceptable as noted.
 - (a) For all façades facing a public street, a minimum of 15 percent of the façade shall be composed of Class I building materials.
 - 1. This requirement may be reduced to 10 percent of the façade provided that other elements are incorporated into the building and site design, such as façade articulation, increased landscaping, or other improvements approved by the Zoning Administrator.
 - (b) Smooth faced/non-decorative block or concrete panels (tilt-up/precast) (Class IV materials) may be used if they are part of a palette of permitted materials or if they incorporate horizontal and vertical articulation including, but not limited to, changes in color or texture, as deemed appropriate by the Zoning Administrator.
 - (c) Non-decorative metal panels (Class IV materials) may be used as deemed appropriate by the Zoning Administrator.
 - 1. In the AGR, LI, HI, and IOA zoning districts, visible exterior fasteners shall be the same color as the attached wall for any principal or accessory building visible from a public street.
 - 2. In all other zoning districts, exterior wall fasteners shall be fully concealed from view.
 - (d) Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Zoning Administrator.
- (3) Façade Articulation.
 - (a) Façade lengths shall not be greater than 100 feet without articulation such as:

1. Recesses or projections that step back or project a portion of the main façade plane.
 2. Recesses or projections of upper floors from the ground floor façade plane.
 3. Vertical division using different textures or materials.
 4. Division of the façade into individual components (i.e., storefronts, distinct uses) through the use of architectural elements such as porches, balconies, windows, covered entrances, arcades, awnings, marquees, lighting, signage, etc.
 5. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 6. Public art installations located directly on a facade, such as murals.
- (4) Mechanical and Exterior Building Systems.
- (a) Applicability. See **Section 17.06.21** to determine whether screening is required.
 - (b) Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 - (c) Building-mounted Equipment.
 1. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district shall be disguised or screened in one of the following ways:
 - a. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - b. Incorporated as part of the building wall and/or flush-mounted so as not to project beyond the main plane of the façade.
 - c. Consistent with the color of the structure to which the equipment is attached.
 - (d) Roof-mounted Equipment. Roof-mounted equipment visible from an adjacent public right-of-way or residential district shall be screened, preferably by parapet walls. Other acceptable screen types shall be:
 - a. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - b. Consistent with the color of the structure to which the equipment is attached.
 - c. Designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.

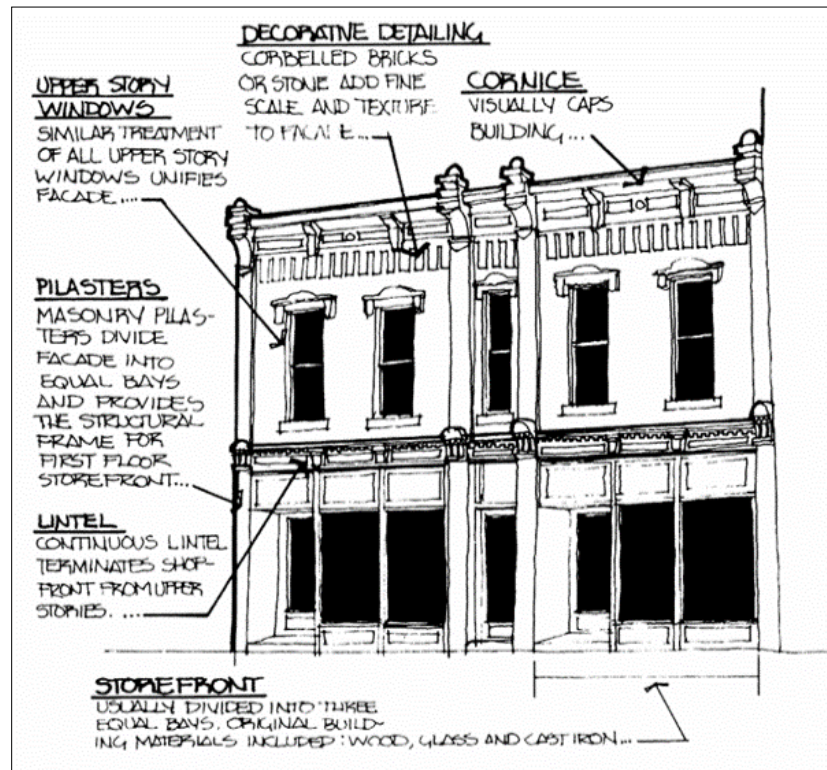
Sections 17.07.41 to 17.07.49: Reserved

Section 17.07.50: DMU Zoning District Design Standards

- (1) Downtown Mixed-Use zoning district Design Standards.
 - (a) Purpose. This district is intended to implement the urban design recommendations of the Comprehensive Plan, by preserving and enhancing the historical quality of the downtown, and by attaining a consistent visually pleasing image for the downtown area, as defined by the mapped boundaries of the Downtown Mixed Use zoning district.

- (b) Applicability. The regulations of this Section shall apply to new development and changes to the exterior of any building within the mapped boundaries of the Downtown Mixed Use zoning district.
- (c) Review and Approval.
1. There are three categories of review in this district:
 - a. **Renovation Review** (renovation of the exterior appearance of a property such as repainting, re-roofing, residing or replacing with identical colors, finishes, and materials)
 - b. **Design Alteration Review** (change only in the exterior appearance of a nonresidential or multi-family property such as painting, roofing, siding, architectural component substitution, fencing, paving, or signage)
 - c. **Project Review** (modification to the physical configuration of a property such as the erection of a new building, the demolition of an existing building, or the addition or removal of bulk to an existing building)
 2. Plan Commission review and approval may be required. The three categories and procedural requirements for review and approval are described fully in [Section 17.10.44](#).
 3. Design standards for changes meeting the criteria for Project Review are found in [Section 17.07.50\(1\)\(e\)](#), below. Design standards for changes meeting the criteria for Design Alteration Review or Renovation Review are found in [Section 17.07.50\(1\)\(f\)](#), below.
 4. Designated Historic Structures. These regulations are separate and in addition to requirements related to changes to Local, State, and National Landmarks and properties as regulated by the Village of Mount Horeb Historic Preservation Commission (see [Section 17.02.22](#)). Prior to taking action, Section 17.02.022 shall be followed for all properties designated as historic, contributing to a historic district, or considered by a study or survey to be eligible for listing on a local, state, or national register.
- (d) Design Theme: The design theme for the Downtown Mixed Use Zoning District is based on its historical, pedestrian-oriented development pattern that incorporates retail, residential, and institutional uses. Building orientation and character includes minimum setbacks at the edge of the sidewalk, multi-story structures, use of alleys for access, and on-street or other off-site parking. The design theme is characterized by a variety of architectural styles popular at the time, including Italianate, Romanesque, and Neoclassical, in a multi-story format with office, storage, or residential located over commercial. The façades of these buildings have a traditional main street storefront appearance, are relatively small in scale, have street yard and side yard setbacks of zero feet, have prominent horizontal and vertical patterns formed by regularly spaced window and door openings, detailed cornice designs, rich detailing in masonry coursing, window detailing and ornamentation, and are predominately brick, stone, or wood. Exterior building materials are of high quality. Exterior appurtenances are minimal. Exterior colors are harmonious, simple, and muted. Exterior signage blends, rather than contrasts, with buildings in terms of coloring (complementary to building), location (on-building), size (small), and number (few).

Figure 17.07.50a: Architectural Components



- (e) Design Standards for Project Review (New Construction, Building Additions, and Building Alterations).
1. The design standards contained in this Subsection shall apply to all changes meeting the criteria for Project Review (including all new buildings, building additions, and new building appurtenances). Such activities shall correspond to the following:
 - a. The following requirements for building setback; height; building mass; horizontal rhythms (created by the placement and design of façade openings and related elements such as piers, columns); vertical rhythms (created by the placement and design of façade details such as sills, transoms, cornices and sign bands); roof forms; exterior materials; exterior surface features and appurtenances; exterior colors; exterior signage; on-site landscaping; exterior lighting; parking and loading area design; and the use of screening.
 2. Building Setback. Throughout the district, the setback of buildings from street yard and side yard property lines shall be compatible with existing buildings in the immediate area which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - a. No parking areas shall be located along any street frontage within the DMU district, unless an exception is granted through the conditional use process ([Section 17.10.32](#)).
 3. Building Height.
 - a. See [Sections 17.04.11 to 17.04.14](#) for zoning district maximum height requirements.
 4. Building Mass.

- a. Throughout the district, the mass of buildings shall be compatible with existing buildings in the immediate area which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - b. The characteristic proportion (relationship between façade height and width) of the design theme shall be maintained.
 - c. Building mass for large structures (with a façade area exceeding 5,000 square feet) shall be disguised through the use of façade articulations, or through the use of exterior treatments which give the impression of directly adjoining individual buildings, as determined by the Plan Commission.
5. Horizontal Rhythms. The horizontal pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as piers and columns shall be spaced at regular intervals across all visible façades of the building, and shall be compatible with those of existing buildings in the immediate area which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 6. Vertical Rhythms. The floor heights on main façades shall appear visually in proportion to those of adjoining buildings. The rhythm of the ground floor shall harmonize with the rhythm of upper floors. The vertical pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as sills, headers, transoms, cornices and sign bands shall be compatible in design and elevation with those of existing buildings in the immediate area which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 7. Roof Forms. Flat or gently sloping roofs which are not visible from the street shall be used. Mansards or other exotic roof shapes not characteristic of the design theme described in Subsection (1)(d) above, as determined by the Plan Commission, shall not be used. See **Figure 17.07.50b**.

Figure 17.07.50b: Roof Forms

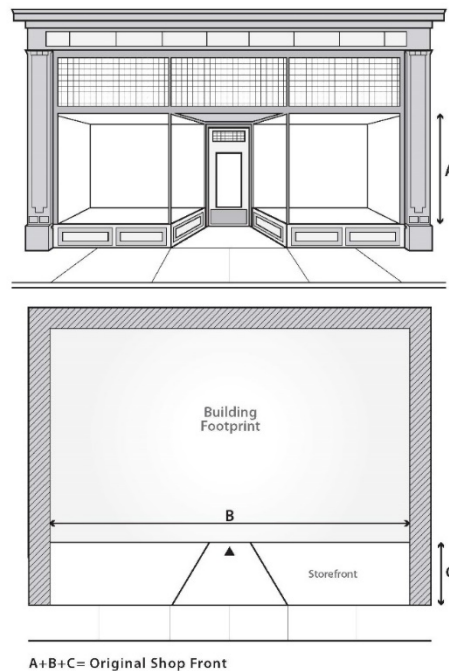


8. Exterior Materials. Selected building materials shall be compatible with those of existing buildings within the same block-face which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - a. Masonry. Stone or brick facing shall be of even coloration and consistent size. Cinder block, concrete block, concrete slab, or concrete panel shall not be permitted.
 - b. Siding.
 - i. Wood, thin board texture vinyl, fiber cement, or textured metal clapboard siding may be appropriate, particularly if the proposed non-masonry exterior was used on a building which conforms to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - ii. Clapboard or board and batten may be appropriate in certain instances where used on the existing structure within the same block-face which conforms to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - iii. Class IV materials are prohibited.
 - c. Glazing. Clear, or slightly tinted glass or related glazing material shall be used. Mirrored glass, smoked glass, or heavily tinted glass shall not be permitted, unless needed in a special situation as determined by the Plan Commission.
 - d. Colors. The Victorian color palette shall be used with all exterior materials.
9. Exterior Surface. Exterior surface appurtenances shall be compatible with those of existing buildings in the immediate area which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - a. The traditional storefront design theme (characterized by strong horizontal and vertical rhythms formed by building openings, windows, and transom windows) shall be employed for all new nonresidential buildings. Ground floors consisting entirely of residential or office uses shall be exempt from this requirement.
 - b. Throughout the district, avoid cluttering building façades with brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Unnecessary signs shall also be avoided. Where necessary, such features shall be colored so as to blend in, rather than contrast, with the immediately adjacent building exterior. Extraneous ornamentation which is inconsistent with the design theme described in Subsection (1)(d) above, as determined by the Plan Commission, is also prohibited.
10. Awnings and Marquees. Awning and marquee size, color and placement shall complement the architectural character of the building, as determined by the Plan Commission.
 - a. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation shall be used for awnings.
 - b. Aluminum or suspended metal canopies shall be prohibited.
 - c. Signage applied to awnings shall be simple and durable.
 - d. Backlit awnings are prohibited.
11. Exterior Lighting. On-building exterior lighting shall be compatible and harmonious with the design theme described in Subsection (1)(d) above and [Section 17.06.20](#), as determined by the Plan Commission.
 - a. On-Building Lighting. The design, color, height, location, and light quality of all on-building light fixtures shall be consistent for all light fixtures.

- b. Ground-Mounted Lighting. The design, color, height, location and light quality of ground-mounted lighting shall be consistent with the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
12. Signage. See Article IX for all signage requirements.
13. Cleaning. Structural components and exterior materials shall be cleaned when necessary, and with only the gentlest possible methods.
 - a. Low-pressure water, steam cleaning, and soft natural bristle brushes are permitted.
 - b. Sandblasting and power washing (more than 400 psi) are prohibited.
 - c. Other methods shall be pre-approved by the Plan Commission.
- (f) Design Standards for Design Alteration Review and Renovation Review (Changes to the Exterior Appearance of a Property).
1. Applicability. The design standards contained in this Subsection shall apply for the following changes to the exterior of a property:
 - a. All changes meeting the criteria for Design Alteration Review (including painting, roofing, siding, architectural component substitution, fencing, paving, and signage)
 - b. All changes meeting the criteria for Renovation Review (including repainting, re-roofing, residing, or replacing with identical colors, finishes, and materials)
 - c. Any other instance in which existing construction is proposed for rehabilitation and/or restoration. (New projects, building additions, and new appurtenances and features shall comply with the Design Standards of Subsection (1)(e), above.)
 2. In General. Buildings shall be restored relying on physical evidence (such as photographs, original drawings, and existing architectural details) as much as possible, in keeping with the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 3. Exterior Materials and Surface Features. Materials and features identical to the original exterior materials and surface features shall be used. If replacement with identical materials and features is not possible, other features and materials may be used, provided they are compatible with the design and style of the building, as determined by the Plan Commission.
 - a. Where such knowledge is lacking, materials and features in common use at the time of building erection shall be used.
 - b. Significant architectural features, including cornices, moldings and coursings shall be preserved or replaced with identical features and materials where possible.
 4. Windows and Doors. The size, proportion, and rhythm of original windows and doors shall not be altered.
 - a. Original window and door openings shall not be blocked. Where now blocked, blocked window and door openings shall be restored where possible.
 - b. Window and door features, including lintels, sills, architraves, shutters, pediments, hoods and hardware, shall be preserved where possible.
 - i. If preservation is not possible, as determined by the Plan Commission, window and door features shall be replaced with identical features and materials. If replacement with identical features and materials is not possible, other features and materials may be used, provided they are compatible with the design and style of the building, as determined by the Plan Commission.

- ii. Dark frames (i.e. anodized bronze) shall be used to replace storefront and upper story windows.
 - iii. Clear aluminum finishes and mill finish aluminum storm windows are prohibited.
 - iv. If shutters are proposed, real, functional shutters or shutters that are the same dimensions as real, functional shutters (as opposed to purely decorative shutters) shall be used.
5. Storefronts. Storefronts shall fit inside the original shop front in terms of all 3 dimensions (vertical, horizontal and front to back articulation). See **Figure 17.07.50c**.
 - a. Display windows shall be restored to their original appearance.
 - b. The configuration of display windows shall be substantially similar to the original configuration. This provision shall be construed to prohibit garage doors and bay windows when they were not part of the original building design.
6. Entrances, Porticos, and Porches. Original porches, and steps shall be retained, except as required to meet accessibility standards. Porches, porticos, steps, and related enclosures which do not comply with the architectural design theme, as determined by the Plan Commission, shall be removed. See **Section 17.04.40** for ramp requirements.
7. Roofs. The original roof shape and character of visible materials shall be retained. Original architectural features which give the roof its essential character, including dormer windows, cupolas, cornices, brackets, chimneys and weathervanes, shall be preserved if in keeping with the architectural design theme described in Subsection (1)(d) above, as determined by the Plan Commission.

Figure 17.07.50c: Storefronts



Sections 17.07.51 to 17.07.99: Reserved

Mount Horeb Design Review Standards Comparison Tool

The Village has 27 design standards are displayed in the left two columns, and the proposed new approach is shown in the right two columns. The new approach aims to group similar standards together in the same section of the ordinance, improve upon and retain existing standards that are working, and address those standards that are not working.

Existing Design Review Section	Existing Requirement	Proposed New Location	Proposed Requirement
Design Review Required	<ul style="list-style-type: none"> Multi-family, commercial, industrial, PUD, government building, parking lot 	Site Plan Review (Section 17.10.43)	Same as existing
Administration	<ul style="list-style-type: none"> Plan Commission review and approval required 	Site Plan Review (Section 17.10.43)	Same as existing
Approval Sunset	<ul style="list-style-type: none"> 3 years before building permit must be pulled 	Site Plan Review (Section 17.10.43)	Same as existing
Site Grading	<ul style="list-style-type: none"> Preserve existing grades No unstable grade transitions Attractive site appearance 	Site Plan Review (Section 17.10.43)	Same as existing, but no waivers
Existing Site Vegetation	<ul style="list-style-type: none"> Preserve existing vegetation Topsoil used on-site 	Landscaping (Section 17.08.30)	Same as existing, but no waivers
Site Layout	<ul style="list-style-type: none"> Compatible layout to pattern of other existing properties Attractive appearance to all streets 	None	Not added because these are interpretations with no substantive basis for applying standards
Building Setbacks	<ul style="list-style-type: none"> Meet zoning district standards Downtown within 3' of all abutting ROW Springdale Street building within 30' of ROW and no front parking 	Bulk Dimensions (Sections 17.04.11 -17.04.14) Off-Street Parking and Traffic Circulation (Section 17.06.06)	Same as existing, but no waivers (CUP for Springdale Street standard)
Building Height	<ul style="list-style-type: none"> Meet zoning district standards Downtown min. 20'/2 stories Springdale Street decorative tower element 	Bulk Dimensions (Sections 17.04.11 -17.04.14) Exterior Design Standards (Section 17.07.02)	Same as existing, but no waivers (CUP for Springdale Street standard)
Building Mass	<ul style="list-style-type: none"> Over 5,000 sf meeting large development standards 	Performance Standards (Article VI) Exterior Design Standards (Article VII)	Built in standards that apply to all vs. unique standards for larger buildings
Building Facade	<ul style="list-style-type: none"> Long facades broken up visually 	Exterior Design Standards (Article VII)	Same as existing

Existing Design Review Section	Existing Requirement	Proposed New Location	Proposed Requirement
	<ul style="list-style-type: none"> • Windows, doors, and decorative elements on street façade • Downtown traditional storefront 		
Exterior Materials	<ul style="list-style-type: none"> • No metal wall panels, concrete panels, concrete blocks, asphalt, spandrel windows • Metal wall panels up to 30% on any façade • Decorative base around exterior at 40" min. 	Exterior Design Standards (Article VII)	Same as existing
Exterior Building Colors	<ul style="list-style-type: none"> • Compatible with existing buildings • Downtown – Victorian colors • Other area – no primary colors • No high gloss paints • Consistent use of colors throughout project 	Exterior Design Standards (Article VII) Downtown Standards (Section 17.07.50)	Same as existing, other than allowing black because the Village has been approving that
Exterior Doors	<ul style="list-style-type: none"> • Decorative doors facing street 	Exterior Design Standards (Article VII)	Same as existing
Windows	<ul style="list-style-type: none"> • No spandrel, mirrored, or tinted glass • No obstruction of windows more than 5% 	Exterior Design Standards (Article VII)	Same as existing
Roofs	<ul style="list-style-type: none"> • Compatible with surrounding area • No metal roofs • No rooftop mechanicals without screening 	Exterior Design Standards (Article VII)	Same as existing, but allowed metal roofs for commercial, industrial, and mixed-use because its frequently waived
Exterior Building Apparatus	<ul style="list-style-type: none"> • Uncluttered facades, using similar colors to blend with building 	Exterior Design (Article VII)	Same as existing
Awning	<ul style="list-style-type: none"> • Compliment character of building • Soft materials only, no metal • No backlighting 	Not specified	Didn't include because its frequently waived and other façade requirements will serve in its place
Trash Containment Structure	<ul style="list-style-type: none"> • Conceal all trash storage • Same materials and colors as building • No metal panel gates or fence gates 	Exterior Refuse and Storage (Section 17.06.21)	Same as existing
Freestanding Canopies	<ul style="list-style-type: none"> • Complement building design • Same pitch, materials, and colors as roof • Decorative supports 	Exterior Design (Article VII)	Added to commercial and industrial design standards only
Other Structures	<ul style="list-style-type: none"> • Outbuildings have same design • Walls and fences of metal pickets, stone, and decorative block or brick 	Not specified	Same as existing, but not specified because new system covers it

Existing Design Review Section	Existing Requirement	Proposed New Location	Proposed Requirement
Exterior Lighting	<ul style="list-style-type: none"> Decorative and consistent lighting Directional and cutoff fixtures Not exceed 0.5 footcandles at property line Max of 10.0 footcandles on site, in-vehicle service is 25.0 footcandles Freestanding lighting is max 20' 	Lighting Section (17.06.20)	Same as existing
Exterior Signage	<ul style="list-style-type: none"> Compliant overall design Freestanding should be decorative 	Sign Section (Article IX)	Same as existing
Outdoor Display and Storage	<ul style="list-style-type: none"> Depicted on site plan Only allowed for retail display, business vehicles, equipment, refuse, scrap equipment Screening of all areas 	Land Uses (Section 17.03.10(19))	Same as existing and covered in land use requirements
Pavement Materials	<ul style="list-style-type: none"> Hard durable surfaces, no gravel Porous pavement is encouraged 	Off-Street Parking and Circulation (Section 17.06.06)	Same as existing
Pedestrian Facilities	<ul style="list-style-type: none"> Sidewalks to all street frontages Paved connections between street and building (5' wide) Crosswalk over any vehicle circulation areas 	Off-Street Parking and Circulation (Section 17.06.06)	Same as existing
Traffic Circulation	<ul style="list-style-type: none"> Safe and understandable, should not be too complicated 10' min setback from street, 5' min. setback from other property lines 	Off-Street Parking and Circulation (Section 17.06.06)	Same as existing
Parking	<ul style="list-style-type: none"> Screened from view of street Downtown – not located on street frontage Bike parking – 1 per 10 vehicle spots up to 20 total bike stalls 	Landscaping (Section 17.08.30) Off-Street Parking and Circulation (Section 17.06.06) Downtown Standards (Section 17.07.50)	Same as existing
Building Foundation Landscaping	<ul style="list-style-type: none"> 10' wide landscape bed on 50% of each façade facing street or parking area Located within 10' of building foundation Appropriate landscaping 	Landscaping (Section 17.08.30)	Similar standards, but using point system now for all requirements
Street Frontage Landscaping	<ul style="list-style-type: none"> 10' wide landscape area between street and parking area 	Landscaping (Section 17.08.30)	Similar standards, but using point system now for all requirements

Existing Design Review Section	Existing Requirement	Proposed New Location	Proposed Requirement
	<ul style="list-style-type: none"> 1 canopy tree for every 50' of frontage 		
Parking Lot Landscaping	<ul style="list-style-type: none"> Point system based on size of parking area 	Landscaping (Section 17.08.30)	Similar standards, but using point system now for all requirements

Alternative Approach Pros/Cons

	Pros	Cons
Existing Design Review Standards	<ul style="list-style-type: none"> Everything in one place and criteria are used in each development review consistently Interpretations and waivers provide flexibility for different situations Community has been using system for many years and is used to it 	<ul style="list-style-type: none"> Lack of consistency throughout code today with standards Lots of ambiguity and interpretation of standards, lack of metrics-based standards Waivers from standards creates precedent setting and can be inconsistent Less predictable for applicants More negotiation-based application of standards
Performance Standards, Exterior Design Standards, Landscaping Standards	<ul style="list-style-type: none"> All topic standards are grouped together for all development types (parking, landscaping, design, etc.) More metrics-based standards for clear expectations and consistency in applying standards Less negotiation-based application of standards = more predictability More language for staff to use in administration 	<ul style="list-style-type: none"> Standards are throughout the code rather than in one section of listed criteria Some standards in grouped sections don't apply to certain situations = more code length and research required Less flexible because PC can't waive every individual criteria because they want to New system will take time for community to get used to using

Recommendation

- Utilize grouped standards approach by topic with clearer metrics, but provide some flexibility within standards in ways to meet the code and/or where a potential waiver could be made for a unique circumstance (based on something that can be documented).
- Create a table similar to the above where staff, applicants, and the PC can find different standards throughout the new code that can be used as the new design review tool for PC meetings.

DRAFT 6.30.25

VILLAGE OF MOUNT HOREB, WISCONSIN

CHAPTER 17: ZONING ORDINANCE

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ARTICLE VII: EXTERIOR BUILDING DESIGN STANDARDS

Section 17.07.01: Purpose and Applicability

- (1) Purpose. The purpose of this Section is to regulate the design and materials used for the exterior of buildings and structures within the Village so as to maintain and enhance the attractiveness and values of property in the community. This Article is further intended to support the creation of a pedestrian-oriented urban environment that emphasizes architectural and urban design principles of human scale and visual interest. Additionally, this Article is intended to ensure the development of structures that maintain a long-lasting appearance; withstand the effects of time and exposure to the elements; resist damage in areas with high vehicular and pedestrian traffic and in areas where larger equipment that could cause damage is commonly used; that maintain a consistent character of development based on land use and zoning district particular to each development; and that contribute to the long-term economic and social vitality of the Village of Mount Horeb.
- (2) Applicability. Single-Family, Two-Family, Cottage Court, Manufactured Home, Telecommunication, Extraction and Disposal, Energy Production, and Agricultural land uses are exempt from the exterior design standards in Sections 17.07.10 to 17.07.50 below.
 - (a) New Construction. The requirements of this Section shall apply to all structures and buildings within the Village constructed after the effective date of this Chapter.
 - (b) Additions. Additions to buildings constructed after the effective date of this Chapter shall comply with the standards of this Section and, as determined by the Plan Commission, shall match or be substantially similar to the design and materials of the existing building.
 - (c) Alterations. For buildings constructed prior to the effective date of this Chapter, alterations that do not impact the floor area of the building shall comply with the standards of this Section, or shall match or be substantially similar to the existing building design and materials. Ordinary repairs and maintenance are not considered alterations.
 - (d) Exceptions and Appeals.
 1. Exceptions. Exceptions to the building design standards set forth in this Section may be granted by the Zoning Administrator, to permit substitute building materials or construction of comparable quality or design when it can be demonstrated that the provisions of this Section are infeasible and that the granting of such exception is in keeping with the purpose of this Section. Decisions rendered by the Zoning Administrator may be appealed to the Plan Commission.
 2. Appeals. Any person affected by a decision of the Zoning Administrator may petition for a hearing before the Plan Commission.
 3. Waivers. The Plan Commission is authorized to grant one or more waivers for specific design requirements in this Section when the Plan Commission finds the design to constitute an exemption as described above in subsection (1) or finds an alternative design standard also achieves the Purpose of this Section.
 - a. Granting of waivers by the Plan Commission shall be identified within the conditions of approval as part of the design review component of any Site Plan review (Section 17.10.43).
 - (e) Beyond the rules in this Section, additional building design standards may apply to:
 1. Conditional Use Permits (see Section 17.10.32)

2. Planned Unit Development Districts (see [Section 17.0.2.70](#))
- (3) Review and Approval. Through the site plan review and building permit processes, the Zoning Administrator shall be responsible and have authority to hear, review, and act upon all proposed exterior architectural plans for all proposed development.
- (4) Exterior Building Materials. The 4 classes of building materials referenced in this Chapter have the following meanings:
- (a) Class I materials include brick, brick veneer, stone, stone veneer, and glass (curtain/storefront).
 - (b) Class II materials include split face or decorative block, and stucco.
 - (c) Class III materials include architectural/decorative metal panels, EIFS, residential aluminum siding, and siding made of wood, wood composite, vinyl, or fiber cement.
 - (d) Class IV materials include smooth face or non-decorative block; concrete panels (tilt-up or precast); asphaltic, fiberglass, metal, or poly-roofing siding; non-decorative metal panels; corrugated metal; and plywood, chipboard, or other non-decorative wood. Also includes any material not listed in (a) through (c) above.

Figure 17.07.01a: Exterior Building Material Requirements by Use*

Type of Construction	Land Use (see Article III)	Exterior Building Materials Permitted
New Construction of Any Kind	Single Family, Duplex, Twin House, Two Flat	See Section 17.07.10
New Construction of Any Kind	Townhouse, Multiplex, Apartment	Class I, II, or III
New Construction of Any Kind	Mixed-Use, Commercial, Institutional	Predominantly Class I with Class II and III used as accents/trim (less than 50% of the total building façade)
New Construction of Any Kind	Industrial, Storage, Transportation,	Class I, II, or III
Any Exterior Change	Within the Downtown Mixed Use Zoning District	See Section 17.07.50

*Single-Family and Two-Family, Cottage Court, Manufactured Home, Telecommunication, Extraction and Disposal, Energy Production, and Agricultural land uses are exempt from the exterior design requirements of this Article.

Section 17.07.02: Springdale Street Design Standards

These standards shall apply to all land uses within the Springdale Street Corridor, unless exempt or otherwise modified as described above in Section 17.07.01(2) above.

- (1) Definition. The Springdale Street Corridor is defined as any lot which directly abuts the Springdale Street right-of-way between STH 78 and USH 151.
- (2) Applicability. Any such lot shall be subject to all applicable requirements of this Chapter, the applicable design review standards associated with the type of land use in Section 17.07.10 – 17.07.50 below, and the additional standards herein.
- (3) Standards.
 - (a) The entire front yard and street side yard of the principal building shall be located at or within 30 feet of all abutting street rights-of-way, unless an exception is granted through the conditional

use process (Section 17.10.32). On-site parking and traffic circulation shall not be permitted in this area. On-site driveways for one-way circulation or emergency vehicle access may be permitted through the conditional use process (Section 17.10.32).

- (b) The principal structure shall provide a functional or decorative building tower or related architectural feature that exceeds the height of majority of the building facade by at least seven feet, unless an exception is granted through the conditional use process (Section 17.10.32). Roofs variation and roof appurtenances such as cupolas, shall count toward this requirement.

Sections 17.07.03 to 17.07.09: Reserved

Section 17.07.10: Single- and Two-Family Uses

These standards apply to all single-family, duplex, twin house, two-flat, and cottage court land uses, buildings, and structures constructed after the effective date of Chapter.

- (1) All single-family, duplex, twin house, two-flat, and cottage court land uses are exempt from the exterior design standards of this Article. See applicable land use requirements in Section 17.03.06 and the base zoning district's bulk dimensional standards in Article IV.

Sections 17.07.11 to 17.07.19: Reserved

Section 17.07.20: Multi-Family Uses

These standards apply to all townhouse, multiplex, and apartment land uses, buildings, and structures constructed after the effective date of Chapter.

- (1) Exterior Materials. Multi-family buildings shall be clad in Class I, II or III materials. Class IV materials are prohibited.
 - (a) Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Zoning Administrator.
 - (b) Decorative metal wall panels (Class III materials) may be used up to 30% of any façade.
 - (c) Exterior building materials in conjunction with façade articulations listed below in Section 17.07.20(3) shall be used to create the building's distinct horizontal base, middle, and top.
- (2) Building Entrance.
 - (a) The primary entrance shall be on the front façade facing the street and decorative doors shall be used on this facade.
 - (b) The primary entrance shall be covered a minimum of 3 feet from the door. Recessed 3-foot entries shall be deemed to meet this requirement.
 - (c) Exterior entry doors for individual units shall be residential in style (and shall include frame and panel (real or decorative)).
 - (d) Exterior entry doors for multiple units may be residential (as described in Subsection (c) above) or commercial in style (glass).
- (3) Façade Articulation.
 - (a) Façade lengths shall not be greater than 40 feet without articulation such as:
 1. Recesses or projections that step back or project a portion of the main façade plane.

2. Recesses or projections of upper floors from the ground floor façade plane.
 3. Vertical division using different textures or materials.
 4. Division of the façade into individual units through the use of windows, entrances, arcades, porches, decks, balconies, lighting, etc.
 5. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 6. Public art installations located directly on a facade, such as murals.
- (b) On façades facing the street, windows or doors shall be required in order to promote a visual connection to the street.
1. The total area of windows and doors, including trim, shall comprise a minimum of 20 percent of the total façade area, excluding gables.
 2. Structured in-building vehicle parking or access is permitted on the ground floor of a structure in accordance with the standards below:
 - a. Vehicle access is permitted from any façade of the structure to the right-of-way and structured in-building parking shall be fully enclosed on all sides within the structure.
 - b. All ground floor facades of the structure that directly face a right-of-way shall not directly adjoin any on-site vehicle parking area within the structure and shall include residential or nonresidential uses, as determined by the Zoning Administrator, on the ground floor of the structure between said façade and the parking area.
- (c) On all facades of the structure, hard and durable materials such as decorative block, brick, stone, or a comparable material shall be required within 40 inches of the adjacent grade.
- (4) Colors.
- (a) Primary colors including red, blue, green, yellow, and fluorescent colors are prohibited on all exterior facades.
 - (b) Color patterns shall be used consistently throughout the property.
- (5) Roofs.
- (a) Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to this Section.
 - (b) See (8) below for roof-top mechanical screening requirements.
- (6) Wall Details, Trim, and Windows.
- (a) Exterior windows shall match the architectural character of the building. Spandrel, mirrored, or tinted glass is prohibited.
 - (b) All façade openings shall be articulated or appropriately trimmed through the use of materials such as lintels, sills, surrounds, shutters, etc.
 - (c) Natural wood shall be painted or stained unless it is cedar, redwood or other naturally weather-resistant species intended to be exposed.
 - (d) Pressure-treated lumber shall be painted or stained after a curing period of no greater than 18 months.
 - (e) Exterior building apparatus such as brackets, wiring, antennas, gutters, downspouts, and other similar feature shall blend in with the color and design of the structure's exterior façade.

- (7) Patios, Decks, and Balconies.
- (a) Ground-level patios and decks facing the street shall be bordered with landscape treatments, in accordance with Article VIII as depicted and approved on the Site Plan (Section 17.10.43).
 - 1. Covered porches are exempt from this requirement.
 - (b) Exterior stairs leading to a deck or balcony are not permitted on the front or street side of a building.
 - 1. On corner lots, exterior stairs shall be permitted on the interior side façade.
 - (c) Exterior corridors shall be covered by the building roof, shall be located within the footprint of the building foundation, and shall not be visible from the street.
 - (d) Upper-story decks and balconies shall be cantilevered, supported by vertical columns, or supported from above.
- (8) Mechanical and Exterior Building Systems.
- (a) Drainage pipes and air intakes and exhaust vents for high-energy gas applications and meters on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 - (b) Facade-mounted Equipment.
 - 1. Window-mounted air conditioning units shall not be permitted in any window that faces a public street and shall not encroach into exterior balconies, porches, decks, or patios.
 - a. When no alternative is available, units shall be masked (painted, encased, etc.) in order to blend into the building's exterior finish and shall be flush-mounted so as not to project beyond the main plane of the façade more than necessary.
 - 2. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district shall not encroach into exterior balconies, porches, decks, or patios and shall be screened in a manner that is:
 - a. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - b. Incorporated as part of the building wall or flush-mounted so as not to project beyond the main plane of the façade.
 - c. Consistent with the color of the structure to which the equipment is attached.
 - (c) Roof-mounted Equipment. Roof-mounted equipment shall be screened, preferably by parapet walls. Other acceptable screen types shall be:
 - 1. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - 2. Consistent with the color of the structure to which the equipment is attached.
 - 3. Designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.
 - (d) See Section 17.06.21 for screening requirements for ground-mounted mechanical systems and refuse enclosure requirements.
- (9) Wall or Roof-Mounted Lighting. See Section 17.06.20.

Sections 17.07.21 to 17.07.29: Reserved

Section 17.07.30: Business Park Zoning District and Commercial, Mixed-Use, and Institutional Uses

These standards apply to all mixed-use, commercial, and institutional land uses, buildings, and structures constructed after the effective date of Chapter. These standards also apply to any land use within the Business Park zoning district. See Article VIII for landscaping standards.

- (1) Orientation.
 - (a) Buildings shall be oriented so that the front façade faces the road with the highest traffic volumes.
 - (a) All façades facing a public right-of-way shall be designed to have the appearance of a front façade and shall incorporate decorative doors, meaning each shall include windows, doors or other architectural components typically associated with front façades, as approved by the Zoning Administrator.
 - (b) Service or loading areas shall not be permitted between the building and the public street.
 - (c) Drive-through windows shall not be located between the building and the public street.
- (2) Exterior Materials. Commercial buildings shall be predominately clad in Class I materials. Class II and Class III materials may be used as accents and trim not to exceed 50 percent of the total building façade. Class IV materials are prohibited.
 - (a) Decorative metal wall panels (Class III materials) may be used up to 30% of any façade.
 - (b) Rear building elevations not facing a public street or public parking lot shall be exempt from this requirement.
 - (c) Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Zoning Administrator.
 - (d) Exterior building materials in conjunction with façade articulations listed below in **Section 17.07.30(3)** shall be used to create the building's distinct horizontal base, middle, and top.
- (3) Façade Articulation.
 - (a) Façade lengths shall not be greater than 40 feet without articulation such as:
 1. Recesses or projections that step back or project a portion of the main façade plane.
 2. Recesses or projections of upper floors from the ground floor façade plane.
 3. Vertical division using different textures or materials.
 4. Division of the façade into individual components (i.e., storefronts, distinct uses) through the use of architectural elements such as porches, balconies, windows, covered entrances, arcades, awnings, marquees, lighting, signage, etc.
 5. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 6. Public art installations located directly on a facade, such as murals.
 - (b) On all facades of the structure, hard and durable materials such as decorative block, brick, stone, or a comparable material shall be required within 40 inches of the adjacent grade.

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Section 17.07.30: Business Park Zoning District and Commercial, Mixed-Use, and
Institutional Uses

- (c) Buildings shall be designed so each façade includes at least 1 design element to break up the flatness of blank walls and shall at a minimum include varied materials or colors, change in texture, expressed joints and details, or surface relief. Flat, unadorned walls shall be avoided.
 - 1. Additional elements used to break up the façade may include balconies, lintels, sills, headers, belt courses, reveals, pilasters, windows, chimneys, and other ornamental features as deemed appropriate by the Zoning Administrator.
- (d) On façades facing the street, windows and/or doors shall be required in order to promote a visual connection to the street.
 - 1. The total area of windows and doors, including trim, shall comprise a minimum of 20 percent of the total façade area, excluding gables.
 - 2. Structured in-building vehicle parking or access is permitted on the ground floor of a structure in accordance with the standards below:
 - a. Vehicle access is permitted from any façade of the structure to the right-of-way and structured in-building parking shall be fully enclosed on all sides within the structure.
 - b. All ground floor facades of the structure that directly face a right-of-way shall not directly adjoin any on-site vehicle parking area within the structure and shall include residential or nonresidential uses, as determined by the Zoning Administrator, on the ground floor of the structure between said façade and the parking area.
- (4) Building Entrance.
 - (a) The main entrance shall be clearly defined and accentuated through the use of detailing, distinctive materials, or colors, projections or recesses, porticos, covered entrances, stoops, or other features as deemed appropriate by the Zoning Administrator.
- (5) Colors.
 - (a) Primary colors including red, blue, green, yellow, and fluorescent colors are prohibited on all exterior facades.
 - (b) Color patterns shall be used consistently throughout the property.
- (6) Roofs.
 - (a) Metal roofs and exterior metal walls shall be coated in compliance with the appropriate ASTM standards based on the roof or wall material. The most common materials and standards are galvanized steel (ASTM A 653 G-90), 55% aluminum-zinc alloy coated steel (ASTM A 792 AZ 50), 5% aluminum alloy-coated steel (ASTM A 875 GF60), aluminum-coated steel (ASTM A 463 T2 65), or pre-painted steel (ASTM A 755).
 - (b) Standing seam metal roofs with exposed fasteners shall be prohibited.
 - (c) Roof forms and materials shall be compatible and harmonious with those of existing buildings in the immediate area which conform to this Section.
 - (d) See (7) below for roof-top mechanical screening requirements.
- (7) Mechanical and Exterior Building Systems. Mechanical and exterior building systems shall meet the regulations for multi-family buildings in [Section 17.07.20\(6\)](#).
- (8) Wall or Roof-Mounted Lighting. Wall or roof-mounted lighting shall meet the regulations for multi-family buildings in [Section 17.07.20\(6\)](#).
- (9) Freestanding Canopies.

- (a) Freestanding canopy structures, such as those providing shelter at a gas station or drive-up banking station, shall be designed to complement the design of the principal building.
- (b) Canopy roofs shall employ the same pitch, materials and colors as the roof of the principal building, unless an exception is granted through the conditional use process (Section 17.10.32).
- (c) Canopy supports shall be decorative in nature and shall employ the same materials and colors as the principal building. Exposed nondecorative supporting poles are not permitted.

Sections 17.07.31 to 17.07.39: Reserved

Section 17.07.40: Industrial Uses

These standards apply to all industrial, storage, and transportation land uses, buildings, and structures constructed after the effective date of Chapter. See Article VIII for landscaping standards.

- (1) Architectural Design.
 - (a) Buildings shall be designed to include façade articulation; flat, unadorned walls shall be avoided.
 - (b) Buildings shall be oriented so as to face the road with the highest traffic volumes. This requirement shall not apply to buildings with frontage on state or federal highways, unless there is direct access from the development to the highway.
 - 1. If a visitor, office, or customer entrance component is included in the building, such space(s) shall be clearly defined and accentuated through the use of detailing, windows, distinctive materials and/or colors, projections or recesses, or other architectural features as deemed appropriate by the Zoning Administrator.
- (2) Exterior Materials. Industrial buildings shall be clad in Class I, II or III materials. Certain Class IV materials are also acceptable as noted.
 - (a) For all façades facing a public street, a minimum of 15 percent of the façade shall be composed of Class I building materials.
 - 1. This requirement may be reduced to 10 percent of the façade provided that other elements are incorporated into the building and site design, such as façade articulation, increased landscaping, or other improvements approved by the Zoning Administrator.
 - (b) Smooth faced/non-decorative block or concrete panels (tilt-up/precast) (Class IV materials) may be used if they are part of a palette of permitted materials or if they incorporate horizontal and vertical articulation including, but not limited to, changes in color or texture, as deemed appropriate by the Zoning Administrator.
 - (c) Non-decorative metal panels (Class IV materials) may be used as deemed appropriate by the Zoning Administrator.
 - 1. In the AGR, LI, HI, and IOA zoning districts, visible exterior fasteners shall be the same color as the attached wall for any principal or accessory building visible from a public street.
 - 2. In all other zoning districts, exterior wall fasteners shall be fully concealed from view.
 - (d) Materials of comparable quality may be substituted for any class of material or be used as a decorative element if the material can be removed or replaced with a permitted exterior material, as determined by the Zoning Administrator.
- (3) Façade Articulation.
 - (a) Façade lengths shall not be greater than 100 feet without articulation such as:

1. Recesses or projections that step back or project a portion of the main façade plane.
 2. Recesses or projections of upper floors from the ground floor façade plane.
 3. Vertical division using different textures or materials.
 4. Division of the façade into individual components (i.e., storefronts, distinct uses) through the use of architectural elements such as porches, balconies, windows, covered entrances, arcades, awnings, marquees, lighting, signage, etc.
 5. Roof form variation such as the inclusion of dormers, change in roof lines, or change in roof type.
 6. Public art installations located directly on a facade, such as murals.
- (4) Mechanical and Exterior Building Systems.
- (a) Applicability. See **Section 17.06.21** to determine whether screening is required.
 - (b) Drainage pipes on exterior walls shall match or be complementary to the color of the roof and wall onto which they are mounted.
 - (c) Building-mounted Equipment.
 1. Building-mounted equipment installed on the façade visible from an adjacent public right-of-way or residential district shall be disguised or screened in one of the following ways:
 - a. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - b. Incorporated as part of the building wall and/or flush-mounted so as not to project beyond the main plane of the façade.
 - c. Consistent with the color of the structure to which the equipment is attached.
 - (d) Roof-mounted Equipment. Roof-mounted equipment visible from an adjacent public right-of-way or residential district shall be screened, preferably by parapet walls. Other acceptable screen types shall be:
 - a. Architecturally compatible with the primary structure to which the equipment is attached. Screening materials shall be identical to or substantially similar to the materials used on the building façade to which the equipment is attached.
 - b. Consistent with the color of the structure to which the equipment is attached.
 - c. Designed to be an integral part of the building's architectural design and give the impression that it is something other than a mechanical screen.

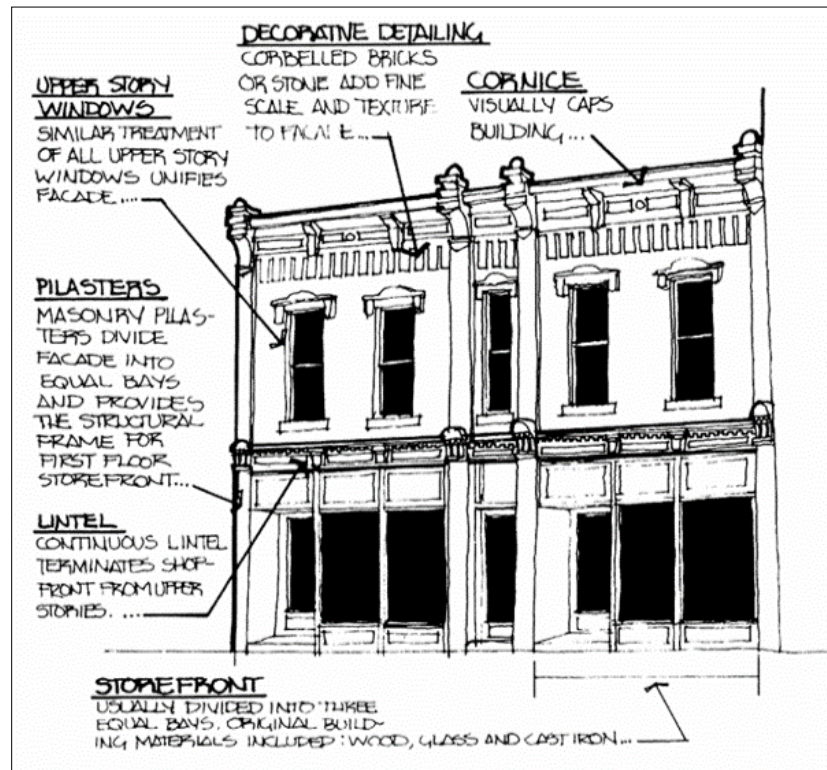
Sections 17.07.41 to 17.07.49: Reserved

Section 17.07.50: DMU Zoning District Design Standards

- (1) Downtown Mixed-Use zoning district Design Standards.
 - (a) Purpose. This district is intended to implement the urban design recommendations of the Comprehensive Plan, by preserving and enhancing the historical quality of the downtown, and by attaining a consistent visually pleasing image for the downtown area, as defined by the mapped boundaries of the Downtown Mixed Use zoning district.

- (b) Applicability. The regulations of this Section shall apply to new development and changes to the exterior of any building within the mapped boundaries of the Downtown Mixed Use zoning district.
- (c) Review and Approval.
1. There are three categories of review in this district:
 - a. **Renovation Review** (renovation of the exterior appearance of a property such as repainting, re-roofing, residing or replacing with identical colors, finishes, and materials)
 - b. **Design Alteration Review** (change only in the exterior appearance of a nonresidential or multi-family property such as painting, roofing, siding, architectural component substitution, fencing, paving, or signage)
 - c. **Project Review** (modification to the physical configuration of a property such as the erection of a new building, the demolition of an existing building, or the addition or removal of bulk to an existing building)
 2. Plan Commission review and approval may be required. The three categories and procedural requirements for review and approval are described fully in [Section 17.10.44](#).
 3. Design standards for changes meeting the criteria for Project Review are found in [Section 17.07.50\(1\)\(e\)](#), below. Design standards for changes meeting the criteria for Design Alteration Review or Renovation Review are found in [Section 17.07.50\(1\)\(f\)](#), below.
 4. Designated Historic Structures. These regulations are separate and in addition to requirements related to changes to Local, State, and National Landmarks and properties as regulated by the Village of Mount Horeb Historic Preservation Commission (see [Section 17.02.22](#)). Prior to taking action, Section 17.02.022 shall be followed for all properties designated as historic, contributing to a historic district, or considered by a study or survey to be eligible for listing on a local, state, or national register.
- (d) Design Theme: The design theme for the Downtown Mixed Use Zoning District is based on its historical, pedestrian-oriented development pattern that incorporates retail, residential, and institutional uses. Building orientation and character includes minimum setbacks at the edge of the sidewalk, multi-story structures, use of alleys for access, and on-street or other off-site parking. The design theme is characterized by a variety of architectural styles popular at the time, including Italianate, Romanesque, and Neoclassical, in a multi-story format with office, storage, or residential located over commercial. The façades of these buildings have a traditional main street storefront appearance, are relatively small in scale, have street yard and side yard setbacks of zero feet, have prominent horizontal and vertical patterns formed by regularly spaced window and door openings, detailed cornice designs, rich detailing in masonry coursing, window detailing and ornamentation, and are predominately brick, stone, or wood. Exterior building materials are of high quality. Exterior appurtenances are minimal. Exterior colors are harmonious, simple, and muted. Exterior signage blends, rather than contrasts, with buildings in terms of coloring (complementary to building), location (on-building), size (small), and number (few).

Figure 17.07.50a: Architectural Components



- (e) Design Standards for Project Review (New Construction, Building Additions, and Building Alterations).
1. The design standards contained in this Subsection shall apply to all changes meeting the criteria for Project Review (including all new buildings, building additions, and new building appurtenances). Such activities shall correspond to the following:
 - a. The following requirements for building setback; height; building mass; horizontal rhythms (created by the placement and design of façade openings and related elements such as piers, columns); vertical rhythms (created by the placement and design of façade details such as sills, transoms, cornices and sign bands); roof forms; exterior materials; exterior surface features and appurtenances; exterior colors; exterior signage; on-site landscaping; exterior lighting; parking and loading area design; and the use of screening.
 2. Building Setback. Throughout the district, the setback of buildings from street yard and side yard property lines shall be compatible with existing buildings in the immediate area which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - a. No parking areas shall be located along any street frontage within the DMU district, unless an exception is granted through the conditional use process ([Section 17.10.32](#)).
 3. Building Height.
 - a. See [Sections 17.04.11 to 17.04.14](#) for zoning district maximum height requirements.
 4. Building Mass.

- a. Throughout the district, the mass of buildings shall be compatible with existing buildings in the immediate area which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - b. The characteristic proportion (relationship between façade height and width) of the design theme shall be maintained.
 - c. Building mass for large structures (with a façade area exceeding 5,000 square feet) shall be disguised through the use of façade articulations, or through the use of exterior treatments which give the impression of directly adjoining individual buildings, as determined by the Plan Commission.
5. Horizontal Rhythms. The horizontal pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as piers and columns shall be spaced at regular intervals across all visible façades of the building, and shall be compatible with those of existing buildings in the immediate area which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 6. Vertical Rhythms. The floor heights on main façades shall appear visually in proportion to those of adjoining buildings. The rhythm of the ground floor shall harmonize with the rhythm of upper floors. The vertical pattern of exterior building elements formed by patterns of building openings for windows and doors, and related elements such as sills, headers, transoms, cornices and sign bands shall be compatible in design and elevation with those of existing buildings in the immediate area which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 7. Roof Forms. Flat or gently sloping roofs which are not visible from the street shall be used. Mansards or other exotic roof shapes not characteristic of the design theme described in Subsection (1)(d) above, as determined by the Plan Commission, shall not be used. See **Figure 17.07.50b**.

Figure 17.07.50b: Roof Forms



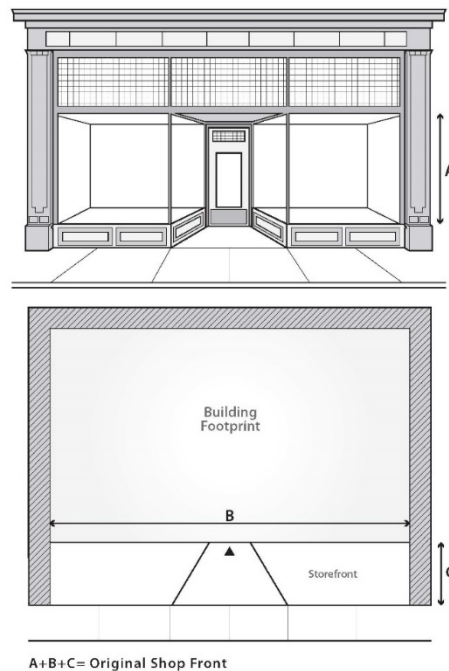
Section 17.07.50: DMU Zoning District Design Standards

8. Exterior Materials. Selected building materials shall be compatible with those of existing buildings within the same block-face which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - a. Masonry. Stone or brick facing shall be of even coloration and consistent size. Cinder block, concrete block, concrete slab, or concrete panel shall not be permitted.
 - b. Siding.
 - i. Wood, thin board texture vinyl, fiber cement, or textured metal clapboard siding may be appropriate, particularly if the proposed non-masonry exterior was used on a building which conforms to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - ii. Clapboard or board and batten may be appropriate in certain instances where used on the existing structure within the same block-face which conforms to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - iii. Class IV materials are prohibited.
 - c. Glazing. Clear, or slightly tinted glass or related glazing material shall be used. Mirrored glass, smoked glass, or heavily tinted glass shall not be permitted, unless needed in a special situation as determined by the Plan Commission.
 - d. Colors. The Victorian color palette shall be used with all exterior materials.
9. Exterior Surface. Exterior surface appurtenances shall be compatible with those of existing buildings in the immediate area which conform to the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
 - a. The traditional storefront design theme (characterized by strong horizontal and vertical rhythms formed by building openings, windows, and transom windows) shall be employed for all new nonresidential buildings. Ground floors consisting entirely of residential or office uses shall be exempt from this requirement.
 - b. Throughout the district, avoid cluttering building façades with brackets, wiring, meter boxes, antennae, gutters, downspouts and other appurtenances. Unnecessary signs shall also be avoided. Where necessary, such features shall be colored so as to blend in, rather than contrast, with the immediately adjacent building exterior. Extraneous ornamentation which is inconsistent with the design theme described in Subsection (1)(d) above, as determined by the Plan Commission, is also prohibited.
10. Awnings and Marquees. Awning and marquee size, color and placement shall complement the architectural character of the building, as determined by the Plan Commission.
 - a. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installation shall be used for awnings.
 - b. Aluminum or suspended metal canopies shall be prohibited.
 - c. Signage applied to awnings shall be simple and durable.
 - d. Backlit awnings are prohibited.
11. Exterior Lighting. On-building exterior lighting shall be compatible and harmonious with the design theme described in Subsection (1)(d) above and [Section 17.06.20](#), as determined by the Plan Commission.
 - a. On-Building Lighting. The design, color, height, location, and light quality of all on-building light fixtures shall be consistent for all light fixtures.

- b. Ground-Mounted Lighting. The design, color, height, location and light quality of ground-mounted lighting shall be consistent with the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
12. Signage. See Article IX for all signage requirements.
13. Cleaning. Structural components and exterior materials shall be cleaned when necessary, and with only the gentlest possible methods.
- a. Low-pressure water, steam cleaning, and soft natural bristle brushes are permitted.
 - b. Sandblasting and power washing (more than 400 psi) are prohibited.
 - c. Other methods shall be pre-approved by the Plan Commission.
- (f) Design Standards for Design Alteration Review and Renovation Review (Changes to the Exterior Appearance of a Property).
1. Applicability. The design standards contained in this Subsection shall apply for the following changes to the exterior of a property:
- a. All changes meeting the criteria for Design Alteration Review (including painting, roofing, siding, architectural component substitution, fencing, paving, and signage)
 - b. All changes meeting the criteria for Renovation Review (including repainting, re-roofing, residing, or replacing with identical colors, finishes, and materials)
 - c. Any other instance in which existing construction is proposed for rehabilitation and/or restoration. (New projects, building additions, and new appurtenances and features shall comply with the Design Standards of Subsection (1)(e), above.)
2. In General. Buildings shall be restored relying on physical evidence (such as photographs, original drawings, and existing architectural details) as much as possible, in keeping with the design theme described in Subsection (1)(d) above, as determined by the Plan Commission.
3. Exterior Materials and Surface Features. Materials and features identical to the original exterior materials and surface features shall be used. If replacement with identical materials and features is not possible, other features and materials may be used, provided they are compatible with the design and style of the building, as determined by the Plan Commission.
- a. Where such knowledge is lacking, materials and features in common use at the time of building erection shall be used.
 - b. Significant architectural features, including cornices, moldings and coursings shall be preserved or replaced with identical features and materials where possible.
4. Windows and Doors. The size, proportion, and rhythm of original windows and doors shall not be altered.
- a. Original window and door openings shall not be blocked. Where now blocked, blocked window and door openings shall be restored where possible.
 - b. Window and door features, including lintels, sills, architraves, shutters, pediments, hoods and hardware, shall be preserved where possible.
 - i. If preservation is not possible, as determined by the Plan Commission, window and door features shall be replaced with identical features and materials. If replacement with identical features and materials is not possible, other features and materials may be used, provided they are compatible with the design and style of the building, as determined by the Plan Commission.

- ii. Dark frames (i.e. anodized bronze) shall be used to replace storefront and upper story windows.
 - iii. Clear aluminum finishes and mill finish aluminum storm windows are prohibited.
 - iv. If shutters are proposed, real, functional shutters or shutters that are the same dimensions as real, functional shutters (as opposed to purely decorative shutters) shall be used.
5. Storefronts. Storefronts shall fit inside the original shop front in terms of all 3 dimensions (vertical, horizontal and front to back articulation). See **Figure 17.07.50c**.
 - a. Display windows shall be restored to their original appearance.
 - b. The configuration of display windows shall be substantially similar to the original configuration. This provision shall be construed to prohibit garage doors and bay windows when they were not part of the original building design.
6. Entrances, Porticos, and Porches. Original porches, and steps shall be retained, except as required to meet accessibility standards. Porches, porticos, steps, and related enclosures which do not comply with the architectural design theme, as determined by the Plan Commission, shall be removed. See **Section 17.04.40** for ramp requirements.
7. Roofs. The original roof shape and character of visible materials shall be retained. Original architectural features which give the roof its essential character, including dormer windows, cupolas, cornices, brackets, chimneys and weathervanes, shall be preserved if in keeping with the architectural design theme described in Subsection (1)(d) above, as determined by the Plan Commission.

Figure 17.07.50c: Storefronts



Sections 17.07.51 to 17.07.99: Reserved

Section 17.08.01: Purpose

ARTICLE VIII: LANDSCAPING REQUIREMENTS**Section 17.08.01: Purpose**

The purpose of this Article is to establish landscaping requirements and other regulations intended to preserve and maintain vegetation within in a manner that promotes the natural resource protection, aesthetic, and public health goals of the Village.

Sections 17.08.02 to 17.08.09: Reserved**Section 17.08.10: Applicability**

- (1) The requirements of this Section shall not apply retroactively to existing buildings, structures, or paved areas, including requirements for bufferyards.
- (2) Any use for which site plan approval is required under **Section 17.10.43** shall provide landscaping in accordance with the regulations of this Section, including the following development.
 - (a) New buildings and paved areas. All new buildings and paved areas shall provide landscaping per the requirements of this Article.
 - (b) Expansions of existing buildings or paved areas. In the case of expansions, only the new portion of the building or paved area shall provide landscaping per the requirements of this Article.
- (3) Where insufficient site area remains to comply with all provisions of this Section, the Plan Commission may require compliance to the greatest extent practical.
- (4) Existing Plant Materials. If existing plant material meets the requirements of this Article and will be preserved on the subject property following the completion of development, it may be counted as contributing to the landscaping requirements and worth double the landscaping point value per plant.
- (5) Exemptions.
 - (a) Parking areas of 4 or more spaces shall meet the paved area landscaping requirements for paved areas. Any parking area of 3 or fewer spaces is exempt from the paved area landscaping requirements.
 - (b) All land uses in the Downtown Mixed-Use District, Parks and Recreation District, and Conservancy District are exempt from all landscaping requirements.
 - (c) Single family dwelling units, two family dwelling units, and agricultural land uses are exempt from landscaping requirements.
- (6) Changes to the Landscaping Plan. The Village may allow or require changes to the landscaping plan of **Section 17.08.20** or the landscaping requirements of **Section 17.08.30**, as provided for below.
 - (a) The Zoning Administrator, and the Plan Commission shall have the authority to allow alterations or substitutions of one type of plant for another to the landscaping requirements as long as the altered requirements achieve an equivalent or greater level of landscaping on a site. Such alternations or substitutions may be based on the following:
 1. Unusual conditions
 2. The consideration of landscape architecture approaches
 3. The preservation of existing trees
 4. The consideration of Wisconsin native landscaping

Sections 17.08.11 to 17.08.19: Reserved

5. When larger size plantings are provided as part of the overall landscape plan
 6. When more shrubs may be appropriate versus more trees, and vice versa
 7. Utility or other easements
- (b) The Zoning Administrator and the Plan Commission shall have the authority to require the modification of any landscaping plan including the rearrangement of landscaping points on a site to better meet aesthetic, environmental, and stormwater management goals or objectives.
- (c) The Zoning Administrator and the Plan Commission may permit less required points for a certain portion of the site (building foundations, paved areas, street frontages, and yards) to be acceptable within the Landscaping Plan if the total number of landscaping points for the entire site is met.

Sections 17.08.11 to 17.08.19: Reserved**Section 17.08.20: Landscape Plan**

The applicant shall provide a digital copy of a landscaping plan. The plan shall be drawn at a reasonable scale to clearly delineate the landscape improvements and depict all required elements as specified within the Site Plan Review Section 17.10.43(e), at the discretion of the Zoning Administrator:

Sections 17.08.21 to 17.08.29 Reserved**Section 17.08.30: Landscaping Requirements**

Landscaping shall be provided based on the following requirements for building foundations, paved areas, street frontages, yards, and bufferyards.

- (1) **Building Foundations.** See Figure 17.08.30d.
- (2) **Paved Areas.** See Figure 17.08.30d.
 - (a) **Parking Lot Design.** See also **Section 17.06.06(7)**.
 1. Interior parking lot landscaping shall be required for any parking lot with more than 20 parking spaces. Internal parking lot landscaping shall be accomplished by the installation of landscaped planter islands or other types of landscaping application approved by the Zoning Administrator.
 2. Landscaped planter islands shall be required at the ends of all parking rows, driveway entrances, and at intermediate locations such that there is a maximum of 180 feet between islands. See **Figure 17.08.30a**.
 - a. Landscaped planter islands are required where 2 rows of parking stalls meet at a right angle. See **Figure 17.08.30b**.

Section 17.08.30: Landscaping Requirements

Figure 17.08.30a: Requirements for Interior Landscaping

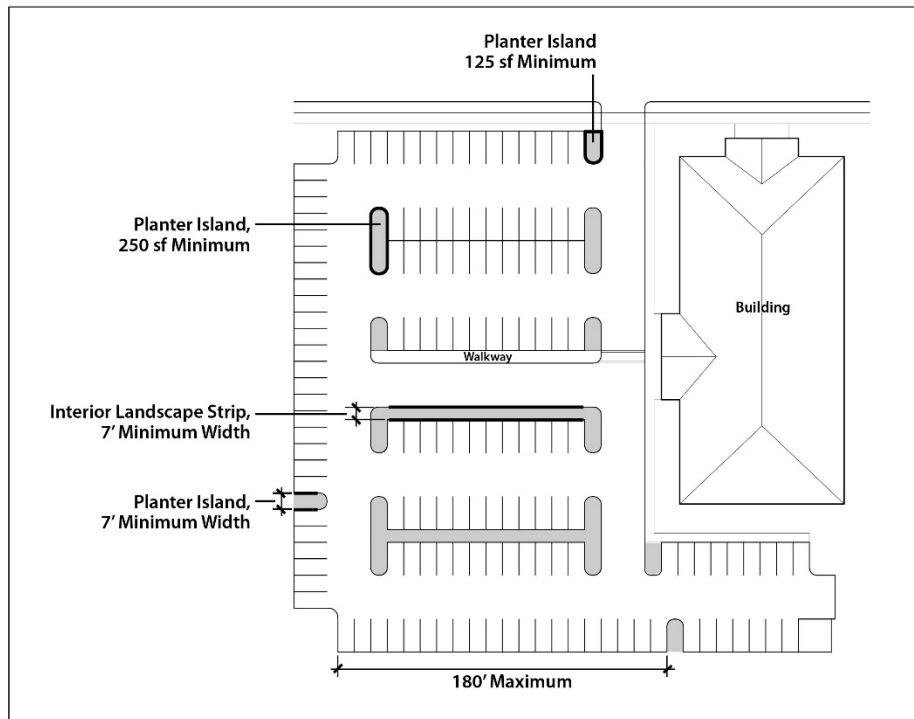
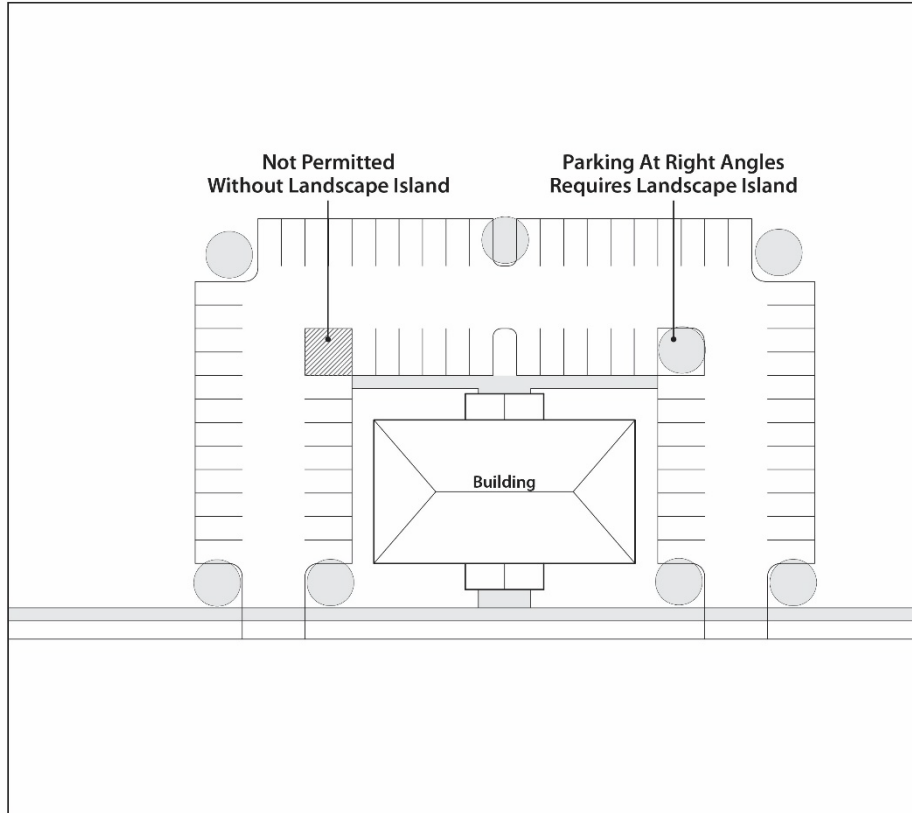
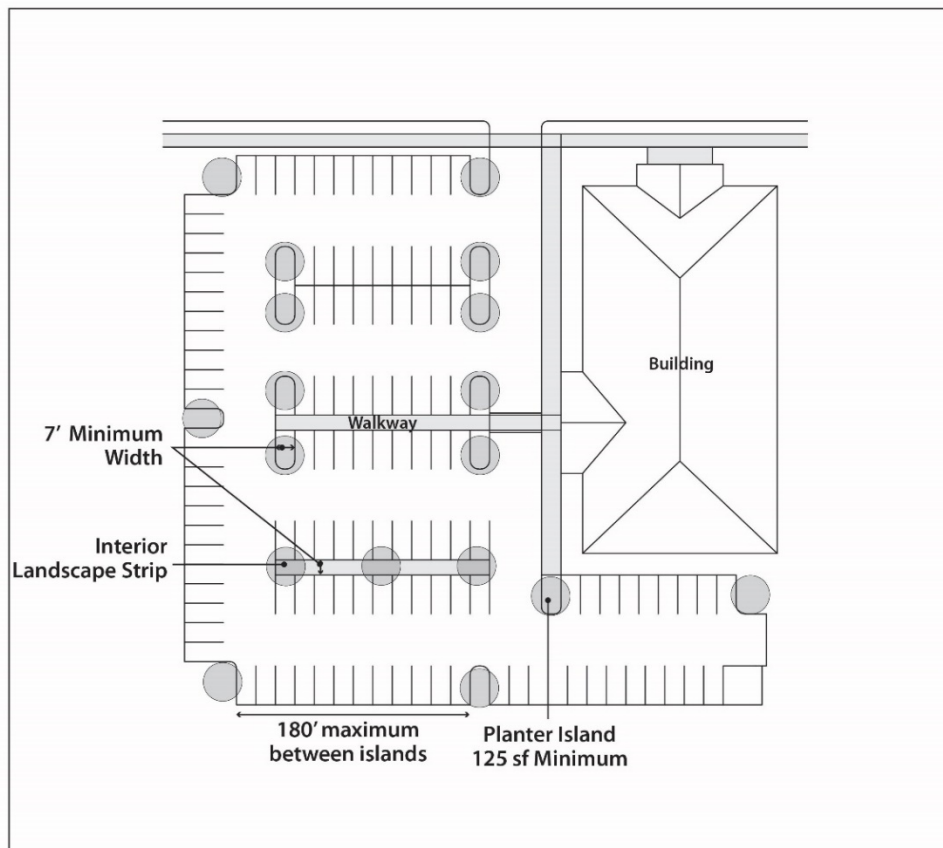


Figure 17.08.30b: Parking Rows at Right Angles



Section 17.08.30: Landscaping Requirements

3. Each landscaped planter island shall be no less than 125 square feet in area and 7 feet in width, measured from the back of the curb. For double-parking rows, each landscaped planter island shall be no less than 250 square feet in area. The 7-foot width requirement may be reduced to accommodate the triangular shape resulting from angled parking.
 - a. Exception. A continuous 7-foot wide landscape strip may be provided between double parking rows in place of landscaped planter islands.
 - b. See **Figure 17.08.30a, b, and c.**

Figure 17.08.30c: Interior Landscaping

4. All islands shall be crowned for positive drainage, unless bio-retention methods of stormwater management are utilized per a stormwater management plan approved by the Village Engineer.
5. One shade tree shall be provided for every island and for every 40 linear feet of continuous landscape strip, except as would be in conflict with a lighting fixture or underground wet utility pipe. Medium or low trees (evergreen or deciduous) may be used to supplement deciduous shade trees in locations that may not support healthy shade tree or tall deciduous tree growth. This determination shall be made by the Zoning Administrator. For double-row parking, 2 shade trees or tall deciduous trees shall be required for each island. See **Figure 17.08.30g** for minimum planting sizes.

Section 17.08.30: Landscaping Requirements

6. In addition to the required trees and shrubs, islands shall be planted with grass, low ground cover, shrubs, flowers, decorative stone/river rock, mulch, or a combination thereof. Mulches and decorative stone shall be installed so that the loose material will not erode, fall, be plowed, or be otherwise transported onto paved surfaces.
 7. To ensure proper visibility within the parking lot, landscaping shall not impede on-site traffic visibility or the vision triangle per **Section 17.06.05**.
- (b) Paved area expansions (see **Section 17.08.10(2)**) shall be subject to the same landscaping formula requirements as new paved areas (see **10.08.30d**).
- (3) **Street Frontages.** See Figure 17.08.30d.
- (4) **Yards.** See Figure 17.08.30d.
- (5) **Bufferyards.** A bufferyard is a combination of distance and a visual buffer or barrier. It includes an area, together with the combination of plantings, berms and fencing that are required to eliminate or reduce existing or potential nuisances (e.g. dirt, litter, noise, glare, signs, and incompatible land uses, buildings, or parking areas).
- (a) The required level of bufferyard opacity is listed in **Figure 17.08.30e**. Detailed bufferyard requirements are listed in **Figure 17.08.30f**. Opacity is a quantitatively-derived measure which indicates the degree to which a particular bufferyard screens the abutting property. The required level of opacity indicated is directly related to the degree to which the potential character of development differs between different zoning districts.
- (b) Bufferyards shall be located along (and within) the outer perimeter of a lot wherever 2 different zoning districts abut one another. Bufferyards shall not be required in front yards or along public street frontages.
- (c) To ensure that the year-round screening objectives are fulfilled, only the plant classifications in **Figure 17.08.40b** listed as “Appropriate for Screening” shall count toward bufferyard point totals, unless non-screening plants are used in combination with a solid fence or a berm of 6 feet or more, in accordance with **Figure 17.08.30f**.
- (d) Reduction of Required Bufferyard Width.
1. Intent. This Subsection is intended to allow for the reduction of the required width of a required bufferyard where the presence of permanently protected green space or similar areas provides equivalent permanent screening and separation benefits as would be provided by the otherwise required bufferyard.
 2. Where the minimum permitted width for the required bufferyard is not available under the current or proposed state of development, the Planning Commission, may reduce the width required for the bufferyard to that currently available on the site, provided that the portion of the site that requires a bufferyard contains 1 or more of the following:
 - a. Steep slopes that contain retaining walls or rip-rap
 - b. Permanently undevelopable green space or other permanently protected green space designated on site plans such as a native or restored prairies or park savannas, wetlands, bodies of water, floodplains, drainageways, upland woods, stormwater basins, or other natural resource protection areas, including areas protected by covenants or conservation easements.
 3. If there is permanently protected green space located on an adjoining property adjacent to the portion of a site that requires a bufferyard, the Planning Commission, may reduce the width required for the bufferyard. The reduction shall consist of no more than 1 foot for

Section 17.08.30: Landscaping Requirements

every 3 feet of permanently protected green space on the adjoining property, as measured from the property line at a right angle into said adjacent property. There shall be no reduction in the number of landscape points required.

- (e) Use of Required Bufferyard and Landscaped Areas.
 - 1. Any and all required bufferyards or landscaped areas may be used for passive recreation activities. Said areas may contain pedestrian or bike trails provided that no required landscaping material is eliminated; the total width of the required bufferyard, or the total area of required landscaping, is maintained; and all other regulations of this Chapter are met.
 - 2. No swimming pools, tennis courts, sports fields, golf courses, or other such similar active recreational uses shall be permitted.
 - 3. No parking, buildings, outdoor light fixtures, and no outdoor display of storage of materials shall be permitted.
 - 4. Paving in such areas shall be limited to that required for necessary access to or across the subject property or for a passive recreational use such as paved multiuse trails or pedestrian walkways.
- (6) Determination of Landscaping Requirements.
 - (a) The requirements of this Article are additive to each other and any other landscaping or screening requirements in this Chapter.
 - (b) Landscape points used to meet one requirement (e.g. building foundations, paved areas, street frontages, yards, or bufferyards) shall not be used to meet another requirement.
- (7) Measurement and Calculation.
 - (a) Landscaping point values shall be doubled for mature existing landscape plantings that are retained and protected with the development of the site. Existing plantings eligible for double point values shall be determined by the Zoning Administrator.
 - (b) In calculating the number of required landscaping points under the provisions of this Section, all areas and distances on which required calculations are based shall be rounded up to the nearest whole number of square feet or linear feet.
 - (c) Any partial plant derived from the required calculations of this Section (for example: 23.3 shade trees) shall be rounded up to the next whole plant (for example: 24 shade trees).
- (8) Utility Easements. Landscaping materials, fences and berms located within a duly recorded utility, stormwater, or a pedestrian easement, that may have been permitted per terms of an easement encroachment agreement, shall not count toward meeting a landscaping requirement, unless authorized otherwise by the Village and the easement holder. However, the width of such areas may be counted as part of a landscaping width requirement for bufferyards.
- (9) Other Green Space Areas. Green space areas not used for landscape plantings other than natural resource protection areas shall be graded and seeded or sodded with an acceptable maintainable seed mix, restored to native vegetation. Alternatively, such areas may be maintained in crop production if a principal use exists on-site and if approved by the Zoning Administrator.

Section 17.08.30: Landscaping Requirements

Figure 17.08.30d: Landscaping Requirements for Regular Development*

	Landscaping Component**				
	Building Foundation Perimeter	Paved Areas	Street Frontage Length	Yards	Bufferyards
Type of Landscaping:	A minimum of 25 % of points on side facing public street and 50% of points on side of main entrance. Shade Trees and Tall Trees not allowed.	A minimum of 30% of points devoted to Tall Trees and 40% to Shrubs.	A minimum of 50% of points devoted to Tall Trees & 30% to Medium Trees.	Any type allowed.	See types “Appropriate for Screening” in Figure 17.08.40b
Native and Existing Plantings:	Wisconsin native plant species identified in Figure 17.08.40a and any existing on-site mature tree that is protected shall count as 1.5 times the point values for each planting provided as shown in Figure 17.08.30g and 17.08.40a.				
Placement of Landscaping:	Within 10 feet of building foundation.	Within 10 feet of paved area or within paved area.	Within 10 feet of street right-of-way.	Any location.	Within bufferyard, per Figure 17.08.30f
Calculation of Landscaping Points by Zoning District:	Points per 100 linear feet of building foundation	Greater of: points per 10 parking stalls or 10,000 square feet of paved area	Points per 100 feet of the longest street right-of-way frontage	Points per 1,000 sq ft of the largest floor’s gross floor area	See Figure 17.08.30f
Agricultural (AG), Parking and Recreation (PR), Conservancy (CON)	20	20	20	10	
Single-Family Residential (SF-1) (SF-2)	40	50	100	20	
Two-Family Residential (TF-1) and Cottage Court Residential (CC-1)	40	50	100	20	
Multi-Family Residential (MF-1) (MF-2)	40	50	100	20	Only required along certain zoning district boundaries.
Manufactured Home Res. (MH-1)	40	50	100	20	
Institutional (INST)	40	50	100	20	
Neighborhood Mixed-Use (NMU)	40	50	100	20	See Figure 17.08.40b for requirements.
Corridor Mixed-Use (CMU)	80	50	100	20	
Downtown Mixed-Use (DMU)	0	50	0	0	
Business Park (BP)	80	50	100	20	
Light Industrial (LI)	60	50	100	20	
Heavy Industrial (HI)	30	30	50	10	
Intensive Outdoor Activity (IOA) and Adult Entertainment (AO)	60	50	100	20	

*Note: Single family dwelling units, two family dwelling units, manufactured dwelling units, and agricultural land uses are exempt from landscaping requirements. Additionally, any parcel zoned Parks and Recreation (PR) or Conservancy (CON) are exempt from landscaping requirements.

**See Figures 10.08.30g and 10.08.40a for points associated with plant types and see Figure 17.08.70a-g for example of the point calculations used for this table.

Section 17.08.30: Landscaping Requirements

Figure 17.08.30e: Required Bufferyard Opacity Values

Apply the required opacity value from this Figure to **Figure 17.08.30f** and select the most appropriate bufferyard option. Note that certain land uses, conditional uses, and planned development projects may have more stringent bufferyard requirements.

	AGR, PR, CON	SF-1, SF-2	TF-1	CC-1, MH-1	MF-1	MF-2, NMU, INST	DMU	CMU, BP	LI	HI	IOA, AO
Subject Property Zoning District:	Agriculture (AG)										
	Parks and Recreation (PR)	0									
	Conservancy (CON)										
	Single Family Residential-1 (SF-1)	0	0								
	Single Family Residential-2 (SF-2)	0	0								
	Two Family Residential-1 (TF-1)	0	0	0							
	Manufactured Home Residential (MH-1)	0	.1	.1	0						
	Cottage Court Residential (CC-1)	0	.1	.1	0						
	Multi-Family Residential-1 (MF-1)	0	.1	.1	.1	0					
	Multi-Family Residential-2 (MF-2)	0	.1	.1	.1	0	0				
	Neighborhood Mixed-Use (NMU)	0	.1	.1	.1	.1	0				
	Institutional (INST)	0	.2	.2	.2	.2	0				
	Downtown Mixed Use (DMU)	0	0	0	0	0	0	0			
	Corridor Mixed Use (CMU)	0	.4	.4	.3	.3	0	0	0		
	Business Park (BP)	0	.4	.4	.3	.3	.2	0	0		
	Light Industrial (LI)	0	.4	.4	.4	.4	.4	.3	.2	0	
	Heavy Industrial (HI)	0	.6	.6	.6	.6	.6	.3	.3	.3	0
Intensive Outdoor Activity (IOA)	0	.6	.6	.6	.6	.6	.4	.4	.4	0	0
Adult Entertainment (AO)	0	.6	.6	.6	.6	.6	.4	.4	.4	0	0

Section 17.08.30: Landscaping Requirements

Figure 17.08.30f: Detailed Bufferyard Requirements

Opacity	Required Number of Landscaping Points per 100 feet	Required Minimum Width (in feet)	Required Structure
0.05	00	10	Minimum 44-inch picket fence*
	00	10	Minimum 4-foot wood rail fence*
	40	10	N/A
	36	15	N/A
	33	20	N/A
	31	25	N/A
	29	30	N/A
0.10	00	10	Minimum 44-inch picket fence*
	38	10	Minimum 4-foot wood rail fence*
	91	10	N/A
	80	15	N/A
	73	20	N/A
	68	25	N/A
	65	30	N/A
0.20	62	35	N/A
	00	35	Minimum 4-foot berm
	00	10	Minimum 6-foot solid fence*
	84	10	Minimum 44-inch picket fence*
	133	15	Minimum 4-foot wood rail fence*
	198	15	N/A
	173	20	N/A
	158	25	N/A
	149	30	N/A
	140	35	N/A
0.30	10	35	Minimum 4-foot berm
	135	40	N/A
	00	40	Minimum 5-foot berm
	00	10	Minimum 6-foot solid fence*
	198	15	Minimum 44-inch picket fence*
	320	20	N/A
	240	20	Minimum 4-foot wood rail fence*
	276	25	N/A
	252	30	N/A
	235	35	N/A
	104	35	Minimum 4-foot berm
	223	40	N/A
	44	40	Minimum 5-foot berm
0.40	215	45	N/A
	209	50	N/A
	00	50	Minimum 6-foot berm
	53	10	Minimum 6-foot solid fence*
	330	20	Minimum 44-inch picket fence*
	440	25	N/A
	362	25	Minimum 4-foot wood rail fence*
	385	30	N/A
	349	35	N/A
208	35	Minimum 4-foot berm	
327	40	N/A	
148	40	Minimum 5-foot berm	

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Opacity	Required Number of Landscaping Points per 100 feet	Required Minimum Width (in feet)	Required Structure	
0.50	310	45	N/A	
	299	50	N/A	
	56	50	Minimum 6-foot berm	
	150	10	Minimum 6-foot solid fence*	
	564	30	N/A	
	405	30	Minimum 44-inch picket fence*	
	492	30	Minimum 4-foot wood rail fence*	
	499	35	N/A	
	319	35	Minimum 4-foot berm	
	454	40	N/A	
	261	40	Minimum 5-foot berm	
	422	45	N/A	
	405	50	N/A	
	160	50	Minimum 6-foot berm	
	388	55	N/A	
0.60	374	60	N/A	
	250	10	Minimum 6-foot solid fence*	
	433	35	Minimum 4-foot berm	
	541	35	Minimum 44-inch picket fence*	
	630	35	Minimum 4-foot wood rail fence*	
	626	40	N/A	
	379	40	Minimum 5-foot berm	
	570	45	N/A	
	525	50	N/A	
	270	50	Minimum 6-foot berm	
	500	55	N/A	
	480	60	N/A	
	415	30	Minimum 6-foot solid fence*	
	655	40	Minimum 4-foot berm	
	627	45	Minimum 5-foot berm	
0.80	873	45	Minimum 44-inch picket fence*	
	910	50	N/A	
	505	50	Minimum 6-foot berm	
	809	50	Minimum 4-foot wood rail fence*	
	804	55	N/A	
	744	60	N/A	
	710	65	N/A	
	677	70	N/A	
	1.00	636	40	Minimum 8-foot solid fence
		732	50	Minimum 8-foot solid fence
751		50	Minimum 8-foot solid fence	
867		55	Minimum 8-foot solid fence	
1091		60	Minimum 8-foot solid fence	
1136		60	Minimum 8-foot solid fence	
1083		65	Minimum 8-foot solid fence	
994		70	Minimum 8-foot solid fence	
934		75	Minimum 8-foot solid fence	
892		80	Minimum 8-foot solid fence	

Notes: *Fences contributing to landscaping requirements are not permitted along street frontages for nonresidential uses. Where used in combination with plant materials to meet bufferyard requirements, a minimum of 50% of all plant materials shall be located on the

Opacity	Required Number of Landscaping Points per 100 feet	Required Minimum Width (in feet)	Required Structure
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exterior side (the side away from the center of the subject property) of the fence. A building wall which does not contain doors (except those used for emergency exit) may be used to satisfy the required fence portions of the bufferyard requirements.

Figure 17.08.30g: Landscaping Points

Plant Category	Landscaping Points Per Plant	Minimum Permitted Installation Size
Shade Tree ¹	40	3" diameter
Tall Deciduous Tree ¹	30	2 ½" diameter
Medium Deciduous Tree ¹	15	2" diameter
Low Deciduous Tree ¹	10	1.5" diameter
Tall Evergreen Tree ¹	40	5' Tall
Medium Evergreen Tree ¹	20	4' Tall
Low Evergreen Tree ¹	12	3' Tall
Tall Deciduous Shrub	10	3' Tall
Medium Deciduous Shrub	3	2' Tall
Low Deciduous Shrub	1	1' Tall
Medium Evergreen Shrub	5	2' Tall/Wide
Low Evergreen Shrub	3	1' Tall/Wide
Perennials/Ornamental Grasses	1	1 Gallon Container
Rain Garden & Bioswale Plants	1	4-6" Container, 12" O.C. Spacing
Non-Contributory Plants	0	N/A

Source: A Guide to Selecting Landscape Plants for Wisconsin, E. R. Hasselkus, UW-Extension Publication: A2865

¹ Any Wisconsin native planting per Figure 17.08.40a or existing on-site mature trees that are protected with no impervious surface or grading within its canopy is worth 1.5 times the point value as provided in this table. If said tree dies, it shall be replaced with the comparable new tree landscaping points as provided in this table. Any multi-stem tree shall be a minimum of 1 ½ - 2 inches in diameter.

Sections 17.08.31 to 17.08.39: Reserved

Section 17.08.40: Classification of Plant Species

- (1) Species suitable for landscaping and compatible with local climate and soil factors are listed in **Figure 17.08.40a**. This list is not intended to be exhaustive, and the Zoning Administrator, shall review proposals for the applicability of species not listed and is authorized to approve appropriate similar species. See **Figure 17.08.40b** for species appropriate for specific and common landscaping situations (e.g., planting under power lines), and **Figure 17.08.40c** for a list of species to use selectively or to avoid.
- (2) Wisconsin native plant species identified below in **Figure 17.08.40a** or existing on-site mature trees that are protected with no impervious surface or grading within its canopy shall be worth 1.5 times the point values shown below.

Section 17.08.40: Classification of Plant Species

Figure 17.08.40a: Commonly-Used Appropriate Landscaping Species

Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
Shade Trees	50	Maple	<i>Acer spp.</i>	Yes
	50	Linden (Basswood, Redmond, Little Leaf)	<i>Tilia spp.</i>	Yes
	50	Elms (hybrids)	<i>Ulmus spp.</i>	No
	50	Oak (White, Northern Red, Bur, Swamp White)	<i>Quercus spp.</i>	Yes
	50	Honey Locust (male cultivars)	<i>Gleditsia triacanthos var. inermis</i>	No
	50	Hackberry	<i>Celtis occidentalis</i>	Yes
Tall Deciduous Trees	30	Chinkapin oak	<i>Quercus muehlenbergii</i>	Yes
	50	Kentucky Coffee Tree (male cultivars)	<i>Gymnocladus dioicus.</i>	Yes
	30	Ginkgo (male cultivars)	<i>Ginkgo biloba</i>	No
	30	State Street Miyabe maple	<i>Acer miyabei 'Morton'</i>	No
Medium Deciduous Trees	15	Serviceberry	<i>Amelanchier*</i>	Yes
	15	Eastern Redbud	<i>Cercis canadensis</i>	No
	15	Winter King Hawthorn	<i>Crataegus viridis</i>	No
	15	Hornbeam (Musclewood)	<i>Carpinus caroliniana</i>	Yes
	15	Ironwood/Hophornbeam	<i>Ostrya virginiana</i>	Yes
	15	Callery/Chantieleer pear	<i>Pyrus calleryana</i>	No
Low Deciduous Trees	10	Hazelnut	<i>Corylus spp.</i>	Yes
	10	Flowering crabapples	<i>Malus spp.</i>	No
	10	Prairie crabapple	<i>Malus ioensis</i>	Yes
	10	Japanese tree lilac	<i>Syringa reticulata</i>	No
Tall Evergreen Trees	40	Firs	<i>Abies spp.</i>	No
	40	Black Hills Spruce	<i>Picea glauca var. densata*</i>	No
	40	Serbian Spruce	<i>Picea omorika</i>	No
	40	Pine	<i>Pinus spp. (not nigra)</i>	Yes
Medium Evergreen Trees	20	Juniper (Red Cedar)	<i>Juniperus virginiana</i>	Yes
	20	Arborvitae	<i>Thuja spp.</i>	Yes
	20	Eastern hemlock	<i>Tsuga canadensis</i>	Yes
Low Evergreen Trees	12	Juniper (Mountbatten)	<i>Juniperus chinensis</i>	No
Tall Deciduous Shrubs	10	Dogwood (Gray, Pagoda)	<i>Cornus spp.</i>	Yes
	10	Viburnum (Arrowwood, Warfaring Tree, Nannyberry)	<i>Viburnum spp.</i>	Yes
Medium Deciduous Shrub	3	Elderberry	<i>Sambucus candensis "aurea"</i>	No
	3	Forsythia (Virginia, Rugosa)	<i>Forsythia</i>	No
	3	Shrub Rose	<i>Rosa spp.</i>	Yes
	3	Potentilla	<i>Potentilla spp.</i>	Yes
	3	Bush Honeysuckle	<i>Diervilla spp.</i>	Yes

Section 17.08.40: Classification of Plant Species

Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
	3	Ninebark	<i>Physocarpus spp.</i>	No
	3	Azalea	<i>Rhododendron (Azalea) spp.</i>	No
	1	Weigela	<i>Weigela spp.</i>	No
	1	Cotoneaster	<i>Cotoneaster spp.</i>	No
Low Deciduous Shrubs	1	Gro-Low Sumac	<i>Rhus aromatica</i>	Yes
Medium Evergreen Shrubs	5	Juniper (Pfitzer)	<i>Juniperus x pfitzeriana</i>	No
	5	Yew (Japanese)	<i>Taxus spp.</i>	No
Low Evergreen Shrubs	2	Boxwood	<i>Buxus spp.</i>	No
	2	Juniper (Sergeant, Creeping, Andorra)	<i>Juniperus spp.</i>	No
Ornamental Grasses	1	Prairie Dropseed	<i>Sporobolus heterolepsis</i>	Yes
	1	Little Bluestem	<i>Schizachyrium scoparium</i>	Yes
	1	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	No
	1	Sideoats Grama	<i>Bouteloua curtipendula</i>	Yes
Perennial Plantings	1	Coneflower	<i>Echinacea spp.</i>	Yes
	1	Black-Eyed Susan	<i>Rudbeckia</i>	Yes
	1	Lily	<i>Lilium spp.</i>	No
	1	Daylily	<i>Hemerocallis spp.</i>	No
	1	Columbine	<i>Aquilegia spp.</i>	Yes
	1	Aster	<i>Aster spp.</i>	Yes
	1	Blazing Star	<i>Liatris spp.</i>	Yes
	1	Peony	<i>Paeonia spp.</i>	No
	1	Pachysandra	<i>Pachysandra spp.</i>	No
	1	Stonecrops	<i>Sedum spp.</i>	Yes
	1	Astilbe	<i>Astilbe spp.</i>	No
	1	Hosta	<i>Hosta spp.</i>	No
	Pollinator Perennials	2	Butterfly Weed	<i>Asclepias tuberosa</i>
2		Smooth Blue Aster	<i>Aster laevis</i>	Yes
2		Wild Bergamot	<i>Monarda fistulosa</i>	Yes
2		Prairie Blazing Star	<i>Liatris pyconstachya</i>	Yes
2		Sweet Black-Eyed Susan	<i>Rudbeckia subtomentosa</i>	Yes
2		Smooth Penstemon	<i>Penstemon digitalis</i>	Yes
2		Showy Goldenrod	<i>Solidago speciosa</i>	Yes
2		Prairie Dropseed	<i>Sporobolus heterolepis</i>	Yes
2		Prairie Onion	<i>Allium stellatum</i>	Yes
2		Lance-leaf (sand) Coreopsis	<i>Coreopsis lanceolata</i>	Yes
2		Wild Lupine	<i>Lupinus perennis</i>	Yes
Rain Garden Mix	2	Pale Purple Coneflower	<i>Echinacea pallida</i>	Yes
	2	Purple Prairie Clover	<i>Sporobolus heterolepis</i>	Yes
	2	Boneset	<i>Eupatorium perfoliatum</i>	Yes
	2	Blue Vervain	<i>Verbena hastata</i>	Yes

Section 17.08.40: Classification of Plant Species

Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
	2	Brown Fox Sedge	<i>Carex vulpinoidea</i>	Yes
	2	Wild Columbine	<i>Aquilegia canadensis</i>	Yes
	2	Blue Wood Aster	<i>Aster cordifolium</i>	Yes
	2	Tell Bellflower	<i>Campanula americana</i>	Yes
	2	Cardinal Flower	<i>Lobelia cordifolium</i>	Yes
	2	Palm Sedge	<i>Campanula mericana</i>	Yes
	2	Mountain Mint	<i>Pycnanthemum (native species)</i>	Yes
	2	Downy Wood Mint	<i>Blephilia ciliata</i>	Yes

*Wisconsin native plant species identified in this column shall be worth 1.5 times the point values identified.

Section 17.08.40: Classification of Plant Species

Figure 17.08.40b: Sample Plant Species Appropriate for Specific Situations

Classification	Landscaping Point Value Per Plant	Common Name	Scientific Name
Appropriate for Planting Under Power Lines	Medium Deciduous Tree	Serviceberry	<i>Amelanchier</i>
	Low Deciduous Tree	Flowering crabapple	<i>Malus spp.</i>
	Low Deciduous Tree	Japanese tree lilac	<i>Syringa reticulata</i>
	Tall Deciduous Shrub	Dogwood (Grey or Pagoda)	<i>Cornus</i>
Appropriate for Screening	Tall Evergreen Tree	Firs	<i>Abies spp.</i>
	Tall Evergreen Tree	Juniper (Red Cedar)	<i>Juniperus virginiana</i>
	Tall Evergreen Trees	Spruces	<i>Picea spp.</i>
	Tall Evergreen Trees	Pines	<i>Pinus spp.</i>
	Tall Evergreen Tree	Douglas fir	<i>Pseudotsuga menziesii var. glauca</i>
	Tall Evergreen Tree	Eastern hemlock	<i>Tsuga canadensis</i>
	Medium Evergreen Tree	Arborvitae	<i>Thuja occidentalis</i>
Salt Tolerant	Shade Tree	Kentucky Coffee Tree	<i>Gymnocladus dioicus</i>
	Shade Tree	Northern Red Oak	<i>Quercus rubra</i>
	Shade Tree	Swamp White Oak	<i>Quercus bicolor</i>
	Shade Tree	Honey Locust	<i>Gleditsia triacanthos</i>
	Shade Tree	White Oak	<i>Quercus alba</i>
	Tall Deciduous Tree	Ginkgos	<i>Ginkgo spp</i>
	Medium Deciduous Tree	Canadian Serviceberry	<i>Amelanchier canadensis</i>
	Low Deciduous Tree	Flowering Crabapples	<i>Malus spp</i>
	Tall Deciduous Shrub	Dogwood (Gray, Pagoda)	<i>Cornus spp</i>
	Tall Deciduous Shrub	Common Lilac	<i>Syringa vulgaris</i>
	Tall Deciduous Shrub	Viburnum	<i>Viburnum</i>
	Medium Deciduous Shrub	Black Chokeberry	<i>Aronia melanocarpa</i>
	Medium Deciduous Shrub	Forsythia	<i>Forsythia spp</i>
	Low Deciduous Tree	Japanese Tree Lilac	<i>Syringa reticulata</i>
	Low Deciduous Shrub	Potentilla	<i>Cinquefoils</i>
	Low Deciduous Shrub	Azalea	<i>Azalea spp</i>
	Low Deciduous Shrub	Snowberry	<i>Symphoricarpos</i>
	Tall Deciduous Shrub	Staghorn Sumac	<i>Rhus typhina</i>
	Tall Deciduous Shrub	Mockorange	<i>Philadelphus</i>
	Medium Evergreen Shrub	Pfitzer Juniper	<i>Juniperus x pfitzeriana</i>
Medium Evergreen Shrub	Yew (Japanese)	<i>Taxus spp</i>	
Low Evergreen Shrub	Boxwood	<i>Buxus spp</i>	

Section 17.08.40: Classification of Plant Species

Figure 17.08.40c: Prohibited Species and Species to Use Selectively

Classification	Common Name	Scientific Name	Prohibited ² or Use	
			Sparingly ¹	Reason
Shade Tree	Non-resistant elms	<i>Ulmus spp.</i>	Prohibited	Dutch Elm Disease
	Boxelder	<i>Acer negundo</i>	Prohibited	Spread quickly, self seed and sucker aggressively, attract bugs
	Freeman Maple	<i>Acer x freemanii</i>	Prohibited	Historically over-planted
	Norway Maples	<i>Acer platanoides</i>	Prohibited	Over-planted, dense, become weedy through self seeding
	Red Maples	<i>Acer rubrum</i>	Use Selectively	Not urban tolerant, prefer acidic soil
	Sugar Maples	<i>Acer saccharum</i>	Use Selectively	Not urban tolerant, best in open space settings
	Silver Maple	<i>Acer saccharinum</i>	Prohibited	Branches drop, become weedy through self seeding and aggressive root systems
Tall Deciduous Tree	Autumn Blaze Maple	<i>Acer x freemanni</i>	Prohibited	Historically over-planted
	Ash trees	<i>Fraxinus spp.</i>	Prohibited	Emerald Ash Borer
	Black Walnut	<i>Juglans nigra</i>	Prohibited	Root toxins limit other plant growth, drops messy tennis ball sized fruit
	Bradford pears	<i>Pyrus calleryana "bradford"</i>	Prohibited	Branches tend to break
	Cottonwood	<i>Populus deltoids, populus fremontii, or populus nigra</i>	Prohibited	Weak wood and aggressive root systems, seed litter
	Poplar	<i>Populus</i>	Prohibited	Aggressive root systems, short lived weedy nature
	Willow	<i>Salix</i>	Use Selectively	Weak wooded and prone to storm damage, aggressive roots
Medium Deciduous Tree	Ailanthus, Tree of Heaven	<i>Ailanthus altissima</i>	Prohibited	Invasive non-native
	European white birch	<i>Betula pendula</i>	Prohibited	Bronze Birch Borer
	White mulberry	<i>Morus alba</i>	Prohibited	Invasive non-native
Low Deciduous Tree	Purple Leaf Cherry Plum, Japanese Purple Plum	<i>Prunus cerasifera 'Atropurpurea'</i>	Use Selectively	Drops fruit
	Purple Sandcherry	<i>Prunus x cistena</i>	Use Selectively	Short-lived
	Russian Olive	<i>Elaeagnus angustifolia</i>	Prohibited	Drops fruit, invasive, non-native
Tall Deciduous Shrub	Buckthorns	<i>Rhamnus cathartica</i>	Prohibited	Invasive, non- native
	Autumn-olive	<i>Elaeagnus umbellata</i>	Prohibited	Invasive, non- native
	Multiflora rose	<i>Rosa multiflora</i>	Prohibited	Invasive, non- native
Medium Deciduous Shrub	Japanese spirea	<i>Spiraea japonica</i>	Prohibited	Invasive (re-seed)
	Burning bush	<i>Euonymus alatus</i>	Prohibited	Invasive, non- native
	Honeysuckle	<i>Lonicera spp.</i>	Prohibited	Invasive, non- native

Sections 17.08.41 to 17.08.49: Reserved

Classification	Common Name	Scientific Name	Prohibited ² or Use Sparingly ¹	Reason
Low Deciduous Shrub	Japanese Barberry	<i>Berberis thunbergii</i>	Prohibited	Invasive
Tall Evergreen Tree	Austrian pine	<i>Pinus nigra</i>	Prohibited	Susceptibility to many diseases and pests

Notes:

¹“Species to Use Sparingly” may be used as part of an overall landscaping plan, but only if the number of individual plants does not constitute more than 1 plant per 20 total plants within the same plant classification. For example, if a landscaping plan includes a total of 20 Tall Deciduous Trees, no more than 1 of those 20 trees may be classified as a “Species to Use Sparingly.” The purpose of this provision is to encourage plant species diversity throughout the Village.

²“Prohibited Species” shall not be included as part of any landscaping plan that is subject to Village review per **Section 17.10.43**. The purpose of this provision is to limit the planting of species that are invasive, have invasive tendencies, or that may perpetuate or spread disease. Also see the Wisconsin Department of Natural Resources Regulated Species list for all Prohibited and Restricted Species. Additional tree species that are not recommended, should be used sparingly, or should be selectively used by location have been added to this list beyond those listed in the source above.

³“Species to Use Selectively” should only be used in locations that meet the plant’s growing requirements, such as soil type, salt, pollution and other site impacts. These species should be used in locations that do not negatively impact surroundings.

Sections 17.08.41 to 17.08.49: Reserved

Section 17.08.50: Standards for Rain Gardens and Bioswales

(1) Definition.

- (a) Rain gardens can serve both as landscaping and stormwater management features on a building site, where appropriately designed and sited. A rain garden is a shallow, depressed garden that is designed and positioned on a site to capture stormwater runoff and allow for the infiltration of water back into the ground. Rain garden plants are carefully chosen for their ability to withstand moisture extremes and potentially high concentrations of nutrients and sediments that are often found in stormwater runoff. A well designed and maintained rain garden serves as an attractive component of an overall landscaping plan for a development site.
- (b) Bioswales can serve both as landscaping and stormwater management features on a building site, where appropriately designed and sited. A bioswale is a linear, vegetative stormwater runoff conveyance system that is designed to store and infiltrate water from small storm events back into the ground and direct water from heavy rain events to appropriate storm sewer inlets or other management facilities. The flow of water being conveyed through a bioswale is slowed down, allowing for municipal storm systems to more effectively manage heavier rain events and help reduce the risk of flooding on or off-site. Water being infiltrated or conveyed via a bioswale is also filtered by the vegetation within it, generally improving both ground and surface water quality.

(2) Requirements.

- (a) The installation of a rain garden or bioswale may contribute to the overall stormwater management plan for a development site and count toward meeting the Village’s landscaping guidelines. Rain gardens and bioswales may count for 20 points for every 20 square feet of planted area.
- (b) Detailed plans shall be provided that show all proposed dimensions of the rain garden or bioswale including length, width, depth, and slope of depression; location of the rain garden or bioswale on the lot relative to hard-surfaced areas, downspouts, site topography, and drainage patterns; characteristics of the soil underlying the rain garden or bioswale; description of planting media;

Sections 17.08.51 to 17.08.59: Reserved

- the species, number, and size at time of installation of all vegetation proposed for the rain garden or bioswale; and information on any other materials that will be used to line the rain garden or bioswale. The installation of a rain garden shall not change drainage patterns at the lot line. See the Wisconsin Department of Natural Resources Technical Standards for Rain Gardens for more information.
- (c) Installation shall not be proposed for any of the following areas of a site:
1. Areas where there is known soil contamination unless the rain garden or bioswale is proposed to be constructed with an under-drain and an impervious basin liner;
 2. Areas where the characteristics of the soil would not allow for the proper infiltration, as defined by the Wisconsin Department of Natural Resources, of water into the ground; or
 3. Areas where there are expected to be high levels of foot traffic, unless such areas are protected from foot traffic.
 4. Areas less than 5 feet from any building foundation with frost footings or pavement and less than 10 feet from any building foundation with a full basement.
 5. Areas located within any on-site easements.
- (d) The owner of the site shall record a maintenance agreement with the Village if utilized for required stormwater management on the site. Specifically: kept free of trash, weeds, debris, and dead or dying plants; any pipes associated with the rain garden or bioswale will be inspected on a bi-annual basis and kept free of debris; and by the beginning of every spring dead plant materials will be cut back or removed.
- (e) Bioswales and rain gardens shall be generously (and appropriately) vegetated with native plantings to qualify for landscaping points. If bioswales and rain gardens (or portions thereof) are lined with turf but do not include other vegetation, then they will not count toward meeting landscaping point requirements.
- (f) Rain gardens and bioswales may serve as a component of an overall stormwater management plan for a site only if detailed plans, calculations, and specifications are submitted and approved by the Village Engineer. Detailed plans shall include the location and description of all other stormwater management facilities serving the site, particularly those to which any bioswale will be directed.

Sections 17.08.51 to 17.08.59: Reserved**Section 17.08.60: Installation Requirements**

- (1) Installation. Any and all landscaping and bufferyard material required by the provisions of this Chapter shall be installed on the subject property, in accordance with the approved site plan within 365 days of the issuance of an occupancy permit for any building on the subject property. Failure to comply with this requirement shall be subject to the fees and penalties in **Sections 17.10.60 and 10.10.61.**
- (2) All landscaping and bufferyard areas shall be seeded with lawn or native ground cover unless such vegetation is already fully established.
- (3) The exact placement of plants and structures shall be depicted on the required detailed landscaping plan submitted to the Village for its approval. Such plant and structure location shall be the decision of each property owner provided the following requirements are met:
 - (a) Where a combination of plant materials, berming, and fencing is used in a bufferyard, the fence and/or berm may be located toward the interior or exterior of the subject property and at least

Sections 17.08.61 to 17.08.99: Reserved

- 50 percent of the required landscaping points shall be located toward the exterior of the subject property.
- (b) A property owner may establish through a written agreement, recorded with the Register of Deeds that an abutting property owner agrees to provide on the immediately abutting portion of his or her land a partial or full portion of the required bufferyard, thereby relieving the developer of the responsibility of providing the entire bufferyard on his property. Responsibility for maintenance of bufferyard landscaping shall be included as part of this agreement.
 - (c) Under no circumstance shall landscaping or bufferyard materials be selected or located in a manner resulting in the alteration of drainage patterns at the lot line and in the creation of a safety or visibility hazard. Plant material located on any berm shall be placed to facilitate water infiltration to maximize plant survival. A flat portion of the top of the berm shall be utilized for planting, if possible.
 - (d) The restrictions on types of plants listed in this Article shall apply.
- (4) Upon completion of the approved landscape improvements, a certification of compliance shall also be submitted by the owner or agent.
- (5) Maintenance.
- (a) The continual maintenance of all required landscaping and bufferyard materials shall be a requirement of this Chapter and shall be the responsibility of the owner of the property on which said materials and plants are required. This requirement shall run with the property and shall be binding upon all future property owners. Development of any or all property following the effective date of this Chapter shall constitute an agreement by the property owner to comply with the provisions of this Section.
 - (b) The owner of the premises shall be responsible for the watering, maintenance, repair, and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed-free. Plant material which has died shall be replaced with equivalent vegetation within twelve months.

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