



VILLAGE OF MOUNT HOREB

E. Main Street

Mount Horeb, WI 53572

Phone: (608) 437-6884 Fax: (608) 437-3190

Email: mhinfo@mounthorebwi.info Web: mounthorebwi.info

PLAN COMMISSION AGENDA **Wednesday, December 17, 2025 at 7:00 PM**

Municipal Building Board Room
138 E. Main Street
Mount Horeb, WI

- 1) Call to order
- 2) Roll call
- 3) Public Comments on Non-Agenda Items*
- 4) Agenda Items
 - a. Consideration of November 19, 2025 Meeting Minutes
 - b. Concept Presentation: Planned Development for Cottages at Brookstone Hills, Brookstone South LLC
 - c. Discussion on addition of Dark Sky Standards to the Lighting Section of Zoning Code Rewrite
- 5) Committee Reports:
 - a. Plan Commission Chair Report
 - b. Village Planner Report
 - c. Building Inspector Report
- 6) Meeting adjournment.

***Public Comment Policy**

Members of the public are invited to speak at meetings of all Mount Horeb Public Bodies. To comment, please complete a Public Comment Form at the Meeting Room entrance and submit it to staff before the meeting begins. Comments are limited to **three minutes**, must be made from the podium, and the speaker must return to the audience after speaking.

- **Non-agenda item comments** are heard at the start of the meeting. Public Body members and staff will not engage in discussion during public comment but may consider topics for future agendas.
- **Agenda item comments** are heard during the relevant item, after the proposers or staff present the item and before Public Body discussion. All public comments on the item will be heard before any discussion by the Public Body.

Members of the public will only be allowed to speak outside these public comment times if they are invited by the meeting chair to share additional information requested by the Public Body. If so invited to speak, the member of the public must do so from the podium.

Written comments are also welcome. Written comments shall include the name and address of the submitter and should be submitted to the Deputy Treasurer/Governance Coordinator by email at niki.erickson@mounthorebwi.info (subject line: *Public Comment Request-Name of Public Body*) or delivered by to the Village at: 138 E Main Street, Mount Horeb WI,

53572, ATTN *Public Comment Request-Name of Public Body*.

UPON REASONABLE NOTICE, EFFORTS WILL BE MADE TO ACCOMMODATE THE NEEDS OF DISABLED INDIVIDUALS THROUGH APPROPRIATE AIDS AND SERVICES. FOR INFORMATION OR TO REQUEST THIS SERVICE, CONTACT ALYSSA GAFFNEY, CLERK, AT 138 E MAIN STREET, MOUNT HOREB, WI (608) 437-9404.

PLAN COMMISSION AGENDA
Wednesday, November 19, 2025 at 7:00 PM

DRAFT MEETING MINUTES

1) **Call to order**

Chair Ryan Czyzewski called the meeting to order at 7:00 pm in the Mount Horeb High School Auditorium 305 S 8th Street Mount Horeb, WI

2) **Roll call**

Members Present: Sarah Best, Andrew Kidd, Jill Remmert-Willis, Destinee Udelhoven, Ben Vondra, Peggy Zalucha

Others Present: Village Administrator Nic Owen, Village Planner Ben Rohr, Assistant Clerk Jean Culberson, Deputy Treasurer/Governance Coordinator Niki Erickson

3) **Public Comments on Non-Agenda Items**

Bill McInnes questioned date of next election and the terms of elected positions. Tami Clary questioned plan on parking lots before approving apartments. Eileen Young spoke requesting microphones for ADA compliance and public record. Gregory Standal spoke agreeing on the proposed Draft for the downtown but requested clarification to the two-family residential zoning change specific to 200 Wilson Street. Kurt Nowka questioned the R-1 zoning change to R-2.

4) **Consent Agenda**

- a. Consideration of October 13, 2025 Special Meeting Minutes
- b. Consideration of October 22, 2025 Meeting Minutes
- c. Consideration of October 29, 2025 Special Meeting Minutes

Best Motioned and Willis seconded to approval of the Consent Agenda Minutes with correction to the October 22nd minutes: item 4) d change Viking to Langhús, minimum to minimal and correct spelling for Standel to Standal. Motion carried by unanimous voice vote.

5) **Agenda Items**

- a. Conditional Use Permit Application, Certified Survey Map, Site Plan and Design review for the expansion of the Mount Horeb Elementary School in the R-1 Single Family Zoning District from the Mount Horeb Area School District, 207 Academy Street

Ryan Sands and Mark Miller with Bray Architects summarized the project.

Miller presented the following District requests:

- Playground close to residential with setback of 11' and not 50'
- Playground fencing of 6' w/ privacy slats and 12' black-coated chain link fencing
- Revised trash enclosure be approved due to the grade change
- 4 playground light poles be allowed to be 20'-3" tall.

Miller informed on the following: signage to be submitted at a later date, bicycle

parking is provided, and foundation/parking lot landscaping requirements have been met. Bray will continue to work with the Village Engineer on stormwater and erosion control.

The Commission and Rohr discussed the project and the school requests. Bray will continue to work with the Village Planner and staff on the recommendations and actions listed in the November 19, 2025 Village Planner Memorandum. Rohr recommended an additional waiver for the 4 playground light poles to be allowed at a height of 20'-3".

1. Public Hearing on Conditional Use Permit Application

Hearing opened and closed at 7:36 PM. No one spoke.

Greg Standal registered in support of the project.

2. Consideration of Conditional Use Permit Application from the Mount Horeb Area School District

3. Consideration of Certified Survey Map to Combine lots for the Mount Horeb Elementary School, 207 Academy Street

4. Consideration of Site Plan and Design Review for Addition at Mount Horeb Elementary School, 207 Academy Street

Vondra Motioned on consideration of items 2-3-4 to include the recommendations and actions listed in the November 19, 2025 Village Planner Memorandum, and the additional requested waiver for 4 playground light poles to be allowed at a height of 20'-3". Best seconded and Motion carried by unanimous voice vote.

b. Langhaus on Main Mixed-Use Building, 208-220 E Main Street

Applicant Jeff Grundahl and Sketchworks Architect Steve Schulfer summarized the revised plan for the apartment building. Significant changes included eliminating the 4th story which reduced the building height to 41 feet, 63 units to 44 units, increase in the commercial space and Third Street traffic flow exit to the alley. Mount Horeb Telephone Company CEO John Van Ooyen presented concerns on the location, depth and stepback of the proposed building. Schulfer informed that all concerns were addressed. Van Ooyen confirmed approval but questioned the alley becoming a one-way. Grundahl informed that the Village would need to make the decision on the alley.

Open to Public Comments:

Those who spoke and/or registered in opposition: Christian Birkrem, Becky Kleppe, Ellen Myers, Joy Martinson, Lorna Brookins speaking for Maggie Steele, Jeff Mathis, Kristin Clary, Tim Scott, Davina Penne, Steve Penne, Holly Thompson, Ian Towell, Tami Clary, Will Janssen, Nichole Towell, Alex Pfister, BreAnn Byers, Dianne Hirsch, Sean McGaw, Eileen Young, Michelle Kelley, Jeanne Wright, Philip Leavenworth, Stephen Sopcak, Jackie Sale, Niko Nowka, Jessi Nowka, Kurt Nowka,

Karen Erickson, Paul Nesja, Jim Desonia, Jennifer Gottwald, David Sherlock, Kali Minter, Carla Nowka, Diane Hefty, Brad Brookins, Charlie Jefko, Michael Larson, John Erb, James Davies, Gloria Davies, Peter Waltz, Lori Minter, Bob Kleppe, Kevin Minter, Chad Minter, Zaiva Minter, Mary McCully, John Rathje, Sheri Rathje, Anna Lee Landen also representing Ken Landen, Patti Schlafer, Stephen Faidley, Jerry Shumate also representing Tina Shumate, Kim Kelliher, Johnna Buysse, Maura Overland, Kara Taylor, Alix Birkrem, John Nielsen, Carol Nielsen, Charlotte Scott, Blaine Krantz also representing Sandy Krantz, Jeff Tiedke, Jen O’Handley, Ericka Foster, Laura Armstrong, Christy Nesja, Mark Meboe, Connie Chipman, Charlotte Ann Chenery, Kristin Hill, Kay Rhode, Cathy Lott, Anne Sutter, Sharman Moen, Jane Kurtz

Those who spoke and/or registered in support: Brad Murphy, Jaclyn Gullick, Karen Johnson, Joe Karls, Joel Geissbuhler, Amy Mertz, Steve Helwig, Joe Connors, Greg Standal, Dawn Hendrickson

The most presented concerns were the size, safety, green space and code. Schulfer and Grundahl spoke on the many concerns and questions. Craig Enzenroth from the Gallina Company apartments spoke on parking. Rohr summarized the applications submitted. Owen informed the public that referendums are not permitted for this proposal. Economic Developer Kristen Fish-Peterson informed on the impact of zoning limitations. The Commission discussed the project. Udelhoven motioned to deny the General Development Plan and Zalucha seconded. Czyzewski informed Udelhoven that it is not recommended to make negative motions and to withdraw the motion. Udelhoven withdrew the Motion. The Commission members gave opinions and voice votes on some of the point discussions and the project as a whole.

1. Consideration of General Development Plan, Planned Development Rezone Application, Jeff Grundahl, Langhus on Main, 208-220 E Main Street

Vondra Motioned to recommendation of the General Development Plan and Kidd seconded. Czyzewski called a roll call vote. Czyzewski -yes, Best-no, Kidd-yes, Remmert Willis – yes, Udelhoven – no, Vondra-yes, Zalucha-no. Vote carried 4 yes to 3 no.

2. Consideration of Certified Survey Map to Combine Lots of 208, 214 and 220 E Main Street

Vondra Motioned to recommendation of the Certified Survey Map contingent upon Village Board approval of the GDP. Remment-Willis seconded and Motion carried by unanimous voice vote with exception to Udelhoven who voted no.

3. Consideration of Specific Implementation Plan, Jeff Grundahl, Langhus on Main, 208-220 E Main Street

Rohr summarized his Village Planner’s recommendations and the Commission

discussed the recommendations, façade and design. Schulfer suggested they might request a parking spot on Third Street for a loading zone Czyzewski confirmed recommending. Wade Wyser from Wyser Engineering informed on the sidewalk. The Commission recommended additional safety protocols for pedestrian and traffic. Rohr suggested adding a recommendation for additional pedestrian safety components at the crosswalks. Grundahl to work with the Public Safety Committee on addressing the street and alley safety concerns.

Vondra Motioned to recommendation of the Specific Implementation Plan contingent upon the following: Village Board approval of the GDP and CSM, the recommendations in the Village Planner November 19, 2025 Memorandum and adding in a recommendation for additional traffic and pedestrian safety protocols. Kidd seconded and Motion carried by unanimous voice vote with exception to Udelhoven who voted no.

6) Committee Reports:

- a. Plan Commission Chair Report
Update on recodification and public hearing.
- b. Village Planner Report
No report.
- c. Building Inspector Report
No report.

7) Meeting adjournment.

Remmert-Willis Motioned and Best seconded to adjournment at 12:26am. Motion carried by unanimous voice vote.

Minutes by Assistant Clerk Jean Culberson



AGENDA ITEM REPORT

MEETING DATE

December 17, 2025

PREPARED BY

Nicholas Owen, Administrator

AGENDA ITEM # 4.b

Concept Presentation: Planned Development for Cottages at Brookstone Hills, Brookstone South LLC

BACKGROUND

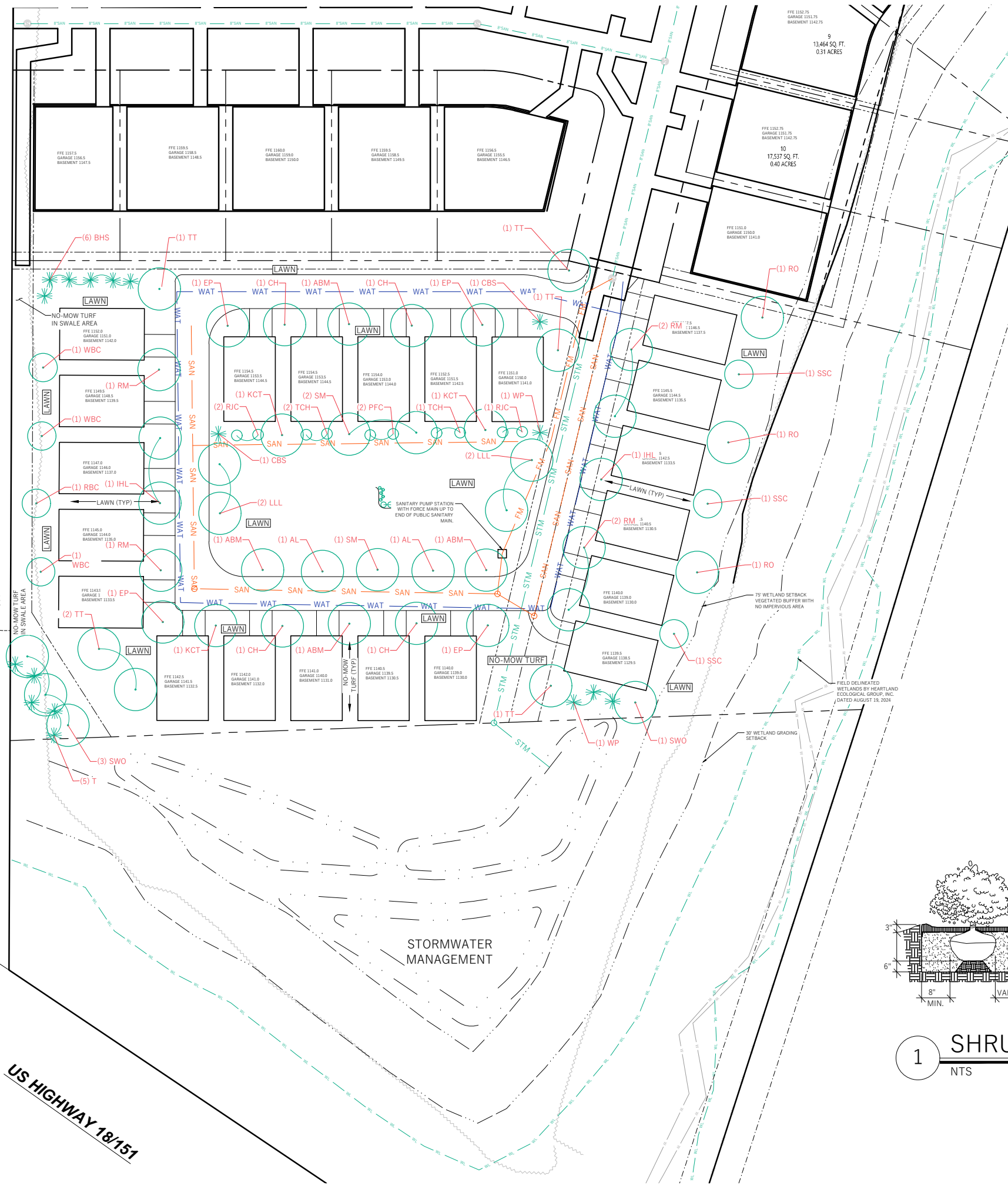
Chad Wuebben, Encore Homes will present the plans for a Cottage Neighborhood development as the second phase of the Brookstone Hills subdivision. The development would be done as a Planned Development as it is being proposed prior to the approval of our zoning code rewrite and adoption of the new pocket neighborhood ordinance that would allow this type of development by right.

RECOMMENDATION

ATTACHMENTS

1. C100
2. C200
3. C300
4. O-6_PDD LOT_Landscape

File: W:\2024\241229_Grundahl - Fink Parcel, Mt Horeb.dwg 24-1229_Overall Plans_Enscore Blasting Mass Grading_PDD Loc_Landscaping.dwg Layout: Landscape Plan User: alawyer Plotted: Oct 30, 2025 - 1:56pm

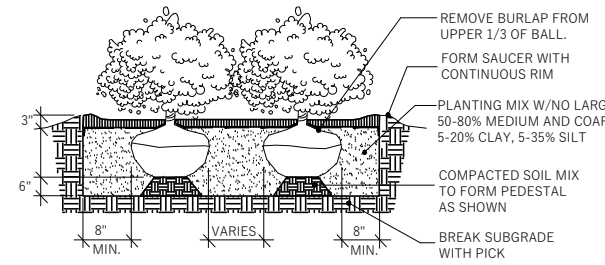


PLANT LIST (Master)

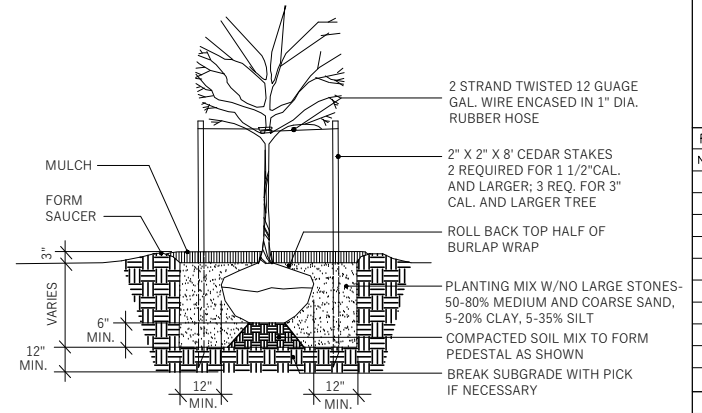
KEY	QUAN	SIZE	COMMON NAME	Botanical Name	ROOT
(51) Canopy Trees					
ABM	4	2"	Autumn Blaze Maple	Acer Freemanii	BB
AL	2	2"	Basswood	Tilia Americana	BB
CH	4	2"	Common Hackberry	Celtis Occidentalis	BB
EP	4	2"	Exclamation Planetree	Platanus Occidentalis	BB
IHL	3	2"	Imperial Honeylocust	Gleditsia Tricanthos 'Imperial'	BB
KCT	3	2"	Gymnocladus Dioicus	Kentucky Coffee Tree	BB
LLL	4	2"	Little Leaf Linden	Tilia Cordata	BB
RM	6	2"	Red Maple	Acer Rubrum	BB
RO	3	2"	Red Oak	Quercus Rubrum	BB
SM	3	2"	Sugar Maple	Acer Saccharum	BB
SWO	4	2"	Swamp White Oak	Quercus Bicolor	BB
T	5	5'	Tamarack	Larix Laricina	BB
TT	6	2"	Tulip Tree	Liriodendron Tulipifera	BB
(4) Medium Trees					
RBC	2	10'	River Birch Clump	Betula Nigra	BB
WBC	2	10'	Whitespire Birch Clump	Betula Populafolia 'Whitespire'	BB
(13) Ornamental Trees					
PFC	2	1 1/2"	Prairie Fire Crab	Malus 'Prairie Fire'	BB
RJC	4	1 1/2"	Red Jade Crab	Malus 'Red Jade'	BB
SSC	3	1 1/2"	Spring Snow Crab	Malus 'Spring Snow'	BB
TCH	4	1 1/2"	Thornless Cockspur Hawthorn	Crataegus Crusgallii Inermis	BB

LANDSCAPE NOTES

- DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, PREMIUM BLUEGRASS SEED MIX, STARTER FERTILIZER, AND STRAW MULCH.
- DESIGNATED NO-MOW TURF AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, PREMIUM NO-MOW SEED MIX, STARTER FERTILIZER, AND STRAW MULCH.
- LAWN AND NO-MOW TURF AREAS IN SWALES AND ON SLOPES IN EXCESS OF 3:1 SHALL BE MULCHES WITH STRAW MAT PER CIVIL PLANS
- PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
- INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3".
- DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" CRISP SHOVEL-CUT EDGE



1 SHRUB PLANTING
NTS



2 TREE PLANTING
NTS

Revisions:

No.	Date:	Description:

Graphic Scale	0' 20' 40' 60'
Wysen Number	24-1229
Set Type	REVIEW
Date Issued	08/08/2025
Sheet Number	0-6



Village of Mount Horeb Zoning Code Rewrite

Dark Sky Lighting Ordinance

Draft Exterior Lighting Change

Following the Plan Commission's discussion on October 29th, changes were made to the Exterior Lighting Ordinance. These changes were intended to provide additional dark sky provisions based on feedback from the Plan Commission:

- Purpose statement references to dark sky intent (Section 17.06.20(1))
- Requirements for extinguishing lighting at night (Section 17.06.20(f)3).
- Reduced lighting levels for lighting exempt from the ordinance's standards (Section 17.06.20(g))

These changes were not a full overhaul of the previous draft and were aimed at providing some additional standards within the existing framework of the draft code. The changes above would move the Village closer to dark sky best practices, but does not reflect all dark sky provisions.

The Sustainability Committee reviewed a draft Exterior Lighting Ordinance that was prepared by Scott Lind (Engineer, Redshift Electric). This draft is provided as a mark up within your packet and takes the standards to a level that is closer to being fully aligned with dark sky best practices.

This memo contains three big picture topics for Plan Commission discussion to obtain feedback on the approach to these requirements.

Topics for Discussion

1. Illuminating Engineering Society (IES) Standards

The draft recommended by the Sustainability Committee includes many references to IES standards. This is a group that produces lighting best practices, which includes a library of publications. However, to access these standards, the Village will have to purchase a subscription that requires annual payments.

There are pros and cons to this approach:

- **Pros:** the Village has access to continuously evolving and updated best practices, in addition to references within its ordinance to this resource. This would then allow the Village's standards to somewhat evolve over time without needing amendments, unless the change impacted some other defined metric established within the ordinance.
- **Cons:** the Village is required to pay an annual subscription cost, all Village staff will need to have access to this subscription to enforce and administer the ordinance, and developers will need to be provided with access to the IES standards that are being applied to a particular project.

As-a-whole, the draft ordinance has attempted to stay away from directly referencing standards that are only accessible via outside sources. This was intentional to create a situation where anyone could use and reference the standards directly in the code text.

The IES is a great resource and puts the Village's ordinance on the cutting edge of best practice around this topic. If the draft remains as shown, the Exterior Lighting Ordinance will be unique from other areas of the new Zoning Ordinance, which comes with a variety of pros and cons as mentioned above.

2. Lighting Levels

Today, the Village does not have a limitation regarding color temperatures, but does require a maximum footcandle average on-site (10.0) and at the property line (0.5). The draft recommended by the Sustainability Committee includes the creation of new color temperature standards (2200 Kelvin and 2700 Kelvin) and new maximum footcandles at the property line standards (0.1), in addition to on-site maximum averages no greater than 25% of the IES's recommended standards for on-site use.

Based on preliminary research, if established, the proposed standards would be the strictest within Dane County. Several other area communities utilize 0.4-0.5 footcandle maximums at the property line and very few have maximum color temperature standards (Middleton is 3,000 K for residential and 4,000 K for other uses). The Village does not currently have access to the IES standards regarding the average maximum approach, so it's difficult to compare this component at this time.

With the potential adoption of these proposed standards, the Village would be setting a new standard in terms of exterior lighting regulation, which will directly contribute to the dark sky initiative. However, it could also potentially come with developer and property owner pushback against the stricter standards.

3. Existing Lighting

Today, the Village's lighting standards only apply to development projects that require a Site Plan (new construction). The standards are applied through the Site and Design Review process and ongoing compliance with the approved plans is monitored through a compliant-based system.

The proposed draft would require that modified or replaced fixtures come into conformance with the new code. This is recommended because the most significant impact that the Village can make towards accomplishing dark sky initiatives is through the replacement of existing lighting vs. newly developed lighting. However, if these standards are established, the Village will have to create a new process to enforce this approach and dedicate additional staff resources toward regulating modification or replacement. Given staff's existing capacity, this will be very difficult to accomplish.

Like the previous discussion regarding the creation of new extinguishing standards that require lighting to be turned off after business hours of operation, it is unlikely that Village staff have the capacity to enforce this standard outside of a complaint-based system.

The draft standards create a key enforcement tool that the Village can employ to work towards accomplishing the dark sky objective over time. However, the practical application of the drafted process may be difficult to accomplish.

Sections 17.06.08 to 17.06.19: Reserved

- (9) Use of Required Loading Areas. Loading areas shall not be used to provide the required number of parking spaces.
- (10) Lighting. See Section 17.06.20.
- (11) Signage. See Article IX.

Sections 17.06.08 to 17.06.19: Reserved

Section 17.06.20: Exterior Lighting Standards

- (1) Purpose. The purpose of this Section is to enhance the attractiveness and livability of the community for its residents, both during the day and at night without compromising the safety, security, and wellbeing of persons engaged in outdoor nighttime activities. It is the intent of this Section to define practical and effective measures by which the obtrusive aspects of excessive and careless outdoor light usage can be minimized. This Section is designed to curtail the degradation of the nighttime visual environment and preserve and enhance the area's dark sky by requiring lighting practices that direct appropriate amounts of light where and when it is needed, increasing the use of energy-efficient sources, and decreasing the wastage of light, sky glow, impact on the natural environment, and glare resulting from over-lighting and poorly shielded or inappropriately directed lighting fixtures.
- (2) Applicability. The requirements of this Section apply to all exterior lighting within the jurisdiction of this Chapter, except for lighting within public rights-of-way.
- (3) Review and Approval. All developments and redevelopments will be reviewed for conformance with this Section through the site plan review process (see Section 17.10.43).
- (4) Depiction on Required Site Plan. All exterior lighting shall be depicted as to its location, orientation, and configuration on the site plan required for the development of the subject property. Catalog pages and specification sheets shall be included that indicate fixture type, mounting height, uplight rating, lumen rating, additional shielding, correlated color temperature and method of control. Photometric calculations shall be included to demonstrate compliance with allowable light trespass and illumination levels.
- (5) Exterior Lighting Requirements.

(a) Lighting Zones

1. For the purpose of determining compliance with lighting standards published by the Illuminating Engineering Society (IES) the following lighting zones are established.

LIGHTING ZONE per District			
District	Lighting Zone		
CDN	LZ0		
SF-1, SF-2, TF-1, MF-1	LZ1		
MF-2, MH-1, PN-1, PB, AG	LZ2		
RST, NMU, CMU, DMU	LZ3		

(b) Corelated Color Temperature (CCT)

1. Exterior LED fixtures and lamps in Lighting Zone LZ0 shall have a CCT not to exceed 2200 Kelvin. 1800K is encouraged to minimize sky glow, glare and other negative impacts in these natural areas.

2. Exterior LED fixtures and lamps in Lighting Zones LZ1, LZ2 and LZ3 shall have a CCT

Commented [SL1]: Two critically important items are missing from this. First is designating Lighting Zones. These Zones are defined in the IES standard LP11-20 "Environmental Considerations for Outdoor Lighting" and then used throughout the other IES standards and the energy code to guide selection of appropriate light levels and other considerations for different parts of a community. They could simply be tied to other zone definitions already present in a single table. Then all the lighting levels and other IES standards work off that table. Without it the national standards aren't linked in any easy way to the intentions of the ordinance.

Second is to restrict the color temperature of lighting. The IES standards define 5 ranges of CCT (Corelated Color Temperature) from very low (2000K or less) to very high (4000K or less) and outdoor fixtures are available in all of those ranges. The lighting industry is clearly trending to warmer CCT products for outdoor uses because of the well-established negative impacts of lights that contain blue in their spectrum. My recommendation is to allow nothing higher than 2700K for lighting zone and 2200K would be best practice in my opinion. 2200K is available from all of the major commercial lighting manufacturers now even though it may not be shown in their catalogs and some products will have longer lead times. It is still rare in residential products but becoming available, especially in color tunable bulbs. For an ordinance 2700K would be proactive. 2200K would be aggressive. Even lower CCT's like 1800K are available and I've installed many fixtures at that color in Vernon County but it is a very golden color by comparison. If you define any lighting zone zero areas in the city that would be an appropriate color to use for the minimal lighting found in LZ0 areas.

Commented [SL2]: Do development and redevelopment include exterior lighting retrofits (whole building or parking lot)? Does it include individual fixture replacements? Unless retrofits and replacements are subject to at least some of these requirements the vast majority of the bad lighting will remain for the life of every fixture - which now is typically 10 years. The biggest contribution to light pollution is all the fixtures that are never submitted for a design review. While it is impractical to require existing sites and buildings to meet every requirement it would be absolutely reasonable to require the design of the fixtures to be zero-uplight, and be of the required correlated color temperature (CCT). It may also be reasonable...

Commented [SL3]: Suggest that photometric plans and fixture specification aka "cut sheets" be part of at least some subset of project submittals if not all. Without them there is no easy way to evaluate whether the project lighting design is...

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~~not to exceed 2700 Kelvin. 2200K is encouraged to minimize sky glow and glare.~~

~~(c) In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a clear shield) is visible from an adjacent property. The use of ~~shielded luminaires~~ luminaires with additional shielding below the lens and careful fixture placement ~~is are~~ encouraged to facilitate compliance with this requirement. All fixtures, whether wall or pole-mounted shall have an IES zero-uplight rating (U0). All fixtures shall be oriented such that the bottom luminous surface is level. Tilting fixtures is not permitted except to compensate for out-of-plumb poles.~~

1. The only exception to this requirement is for signs approved by the Plan Commission under Section 17.09.16.

~~(d) Flashing, flickering and/or other lighting which may distract motorists are prohibited.~~

~~(e) Private Lighting Impacting Public Roadways.~~

~~1. Locations where light trespass is identified on a City-owned right-of-way may be subjected to evaluation, including the request for photometric measurements and documentation of system justification. Light trespass which creates significant glare on City-owned rights-of-way shall be evaluated with respect to the safety of roadway users.~~

~~(f)~~

~~(f) Controls and Intensity of Illumination.~~

1. In no instance shall the amount of illumination attributable to exterior lighting, as measured horizontally at ground level at the property line, exceed ~~0.50.1~~ foot-candles above ambient lighting conditions on a cloudless night. Exception: ~~0.51~~ foot-candles at the property line may be exceeded along zero lot line shared structure situations or structures with a zero-foot setback as determined by the Plan Commission through the Site Plan review process (see Section 17.10.43).

2. Any lot within the SF 1, SF 2, TF 2, MH 1, or PN 1 districts shall have a maximum average on-site lighting of 1.0 footcandles or less. The maximum average on-site lighting within all other zoning districts shall be 2.5 foot candles. ~~The average intensity of illumination on any portion of a lot in every lighting zone shall not be greater than 25% above the recommended average horizontal value as defined by the most current Illumination Engineering Society (IES) standards for the use of that portion of the lot in that lighting zone.~~

3. Any mixed use or nonresidential land use shall extinguish exterior facade and landscaping lighting elements within ~~60 minutes~~ 1 hour after closing of the businesses and remain off until no earlier than 1 hour before opening, except for. All other exterior lighting shall be reduced in power a minimum of 50% or be extinguished using one of the following schedules:

a. From not later than midnight to not earlier than 6 a.m.

b. From not later than 1 hour after business closing to not earlier than 1 hour before business opening.

c. During anytime where activity has not been detected for 15 minutes or more.

~~3. -Exceptions: Covered vehicle entrances or exits from buildings and parking structures where required for safety, security or eye adaptation; and lighting controlled from within dwelling units, emergency lighting as determined to be needed by the Village of Mount Horeb Police Department, Fire Department, EMS, or Public Works Department, and Communication Tower lighting (see Section 17.03.20) are exempt from these control requirements, or security lighting as defined below.~~

Commented [SL4]: This is a very admirable requirement but in practice could be very difficult to accomplish in typical LED fixtures mounted at typical commercial development heights. The lens (even on zero-uplight fixtures is typically right at the bottom of the fixture but not projecting below. Some fixtures have skirt or external shields options available for but not the majority. Even zero-uplight wall and pole-mounted fixtures which meet all dark sky principles could have bottom lenses that are "visible" from adjacent properties unless installed very far from the property line. Think of pole-mounted parking lot lights installed at the perimeter of a parking lot, facing into the parking lot The lens would still be "visible" from the adjoining property.

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Commented [SL5]: This is a very admirable requirement but in practice could be very difficult to accomplish in typical LED fixtures mounted at typical commercial development heights. The lens (even on zero-uplight fixtures is typically right at the bottom of the fixture but not projecting below. Some fixtures have skirt or external shields options available for but not the majority. Even zero-uplight wall and pole-mounted fixtures which meet all dark sky principles could have bottom lenses that are "visible" from adjacent properties unless installed very far from the property line. Think of pole-mounted parking lot lights installed at the perimeter of a parking lot, facing into the parking lot The lens would still be "visible" from the adjoining property.

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Commented [SL6]: The "other lighting" portion is an excellent inclusion - glare onto roads is a common hazard and is now a restriction in WI DOT requirements for private lighting adjacent to state highway ROW.

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Commented [SL7]: Need to clarify if this is horizontal or vertical. The most typical measurements are horizontal

Commented [SL8]: 0.5 is a very high trespass allowance, more than twice the IES average lighting level for a parking lot. 0.1 would be much more appropriate. For a reference point the latest Illuminating Engineering Society recommended practice for all parking lots is 0.2 Fc average. In other words, allowing ...

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Commented [SL9]: Setting maximum average Fc values over an entire lot will lead to over-lighting. If a lot has areas of grass they don't need any artificial light so they should ...

Commented [SL10]: This is excellent to include. You may want to consider (in addition or instead) referencing the requirements of the Wisconsin amended version of the ...

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Commented [SL11]: Creating a separate set of requirements for "security" lighting is acceptable but there needs to be an authority who determines what can be justified as "security" ...

Section 17.06.20: Exterior Lighting Standards

~~a. All security lighting fixtures shall be shielded and aimed so that illumination is directed only to the designated area. In no case shall security lighting be directed above a horizontal plane through the top of the lighting fixture, and the fixture shall include shields that prevent the light source or lens from being visible from adjacent properties and roadways.~~

~~b.4.~~ All security lighting intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located within five (5) feet of the perimeter.

~~c. All security lighting shall not exceed 0.5 foot candles at the property line.~~

4.5. The following exceptions shall be permitted.

~~a. The maximum average allowable on site lighting of outdoor recreation facilities and assembly areas is 4.0 foot candles.~~

~~b. The maximum average on site lighting of auto display lots and gas station pump islands is 20.0 foot candles, provided that lighting is dimmed to 3.0 foot candles within 60 minutes after the business has closed. All under the canopy fixtures shall be fully recessed.~~

~~e.a.~~ Signage that meets the requirements of Article IX and is located within the DMU zoning district may be permitted to exceed 0.5-1 foot-candles at the property line as determined by the Zoning Administrator.

~~d.b.~~ Through the site plan review process (see Section 17.10.43), properties within the DMU zoning district may be permitted to exceed 0.5-1 foot-candles at the property line as determined by the Plan Commission.

5.6. Reflected glare into the sky or onto nearby buildings, streets, or pedestrian areas is prohibited.

(e)(g) Fixtures and Luminaries.

1. Outdoor lighting shall be ~~full cut-off IES zero-uplight compliant~~ fixtures and downward facing ~~and no direct light shall transmit onto adjacent properties.~~

a. Exempt from this requirement are ~~decorative light fixtures with frosted glass lamps and any fixtures using a light bulb with a factory rated light output of 1,600 lumens or less, including 100 watt incandescent bulbs and 22 watt LED bulbs, integrated LED light fixtures with a factory-rated output of 1000 lumens or less and fixtures utilizing a single bulb or multiple bulbs with a combined factory-rated output of 1000 lumens or less.~~

b. Exempt from this requirement are signs as described in 17.06.20(5)(a) and (c) above.

2. Light fixtures shall not be located within required bufferyards or required minimum setbacks.

3. The color and design of fixtures shall be compatible with the building and public lighting in the area and shall be uniform throughout the entire development site.

4. ~~The maximum fixture mounting height shall be 20 feet.~~

5. All lighting fixtures existing prior to the effective date of this Chapter shall be considered legal nonconforming fixtures. ~~Existing fixtures modified or replaced after the effective date of this Chapter shall, at a minimum, comply with the requirements for zero-uplight, and correlated color temperature. When replaced or modified, lighting installations existing prior to the effective date of this Chapter shall not increase light trespass or increase average light levels above levels permitted in this Chapter and to the greatest extent possible shall endeavor to comply with the other requirements, including control requirements.~~

Commented [SL12]: This should be bottom. If left as the top then light can directed up at high angles creating glare and light pollution.

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Commented [SL13]: This is high value as well and even with motion-sensor control would be very intrusive in any adjoining residential property.

Commented [SL14]: Suggest simply referencing a "not to exceed" percentage above the IES standards for such facilities - which have multiple defined values based on overall purpose and locations within the facility as opposed to an overall site value.

Commented [SL15]: Suggest simply referencing a "not to exceed" percentage above the IES standards for such facilities - which have multiple defined values based on overall purpose and locations within the facility as opposed to an overall site value.

Commented [SL16]: Overly bright Signs are another frequent source of complaints and a major contributor to light pollution. Suggest instead that sign lighting be required to, again, not exceed the IES standard for off-roadway signage.

Commented [SL17]: What is the intent of allowing this exemption and under what circumstances can you imagine it would be granted?

Commented [SL18]: The intent is good. How to determine compliance is another matter.

Commented [SL19]: The term "full cut-off" has been replaced in IES standards and fixture specifications to be "zero-uplight" or U0.

Commented [SL20]: The phrasing/sentence structure of this paragraph appears to permit any lumen output fixture with a frosted glass lamp to be exempt. I assume that is not the intent.

Commented [SL21]: "fixtures using a light bulb" implies that integrated LED fixtures are not exempt regardless of how many lumens they use. That is a reasonable approach because integrated LED fixture designs make it easier to comply with zero-uplight requirements but this would also mean that integrated LED fixtures of even very low lumens would not be permitted to have any visible lens - even one that is frosted. That would essentially restrict all integrated LED fixtures to only types with the source recessed into the top of the fixture and with no lensing below that source that could cause refracted uplight. Another approach would be to allow any fixture with a frosted lens or frosted lamp below a lumen threshold to be exempt. I suggest 500 lumens or at most 1000 be set as the threshold for any such exemptions.

Commented [SL22]: I suggest this is much too high an allowed exemption. Any outdoor source above 500 lumens that is viewed directly at night produces significant glare.

Commented [SL23]: Low mounting heights like this are a great tool to limit glare and light trespass. Is it the intent that pole-mounted parking lot fixtures are mounted no higher than 20 feet? 25 feet and 30 feet are more common mounting heights for parking lots and with requirements for limiting li...

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Section 17.06.20: Exterior Lighting Standards

~~(f) All areas designated on required site plans for vehicular parking, loading, or circulation and used for any such purpose after sunset shall provide artificial illumination in such areas at a minimum intensity of 0.4 foot-candles.~~

Commented [SL24]: This is a completely counterproductive requirement and should be deleted. As mentioned earlier the latest IES standard for all parking lots requires only 0.2 Fc average and has eliminated any reference to a minimum value. This is because research has clearly shown that 0.2 Fc average with good uniformity (a critical element) is appropriate. Even the previous version only required 0.2 FC as a minimum and that has now been eliminated. Establishing a single lighting level value that covers multiple uses also invites inappropriate lighting levels, too low for some and too high for others. The IES has standards that cover specific uses and referencing those standards is the easiest way to ensure lighting best practices are used.

Section 17.06.21: Exterior Storage and Screening Standards

~~(6) Additional Lighting Requirements for Nonresidential Uses and Multi-Family Uses.~~

~~(a) Each exterior entrance shall have an exterior light within 8 feet of the entrance.~~

~~(7)~~(6) Additional Lighting Requirements for Intensive Outdoor Recreation Uses.

(a) Lighting shall be set to automatically shut off when there is no scheduled play and shall be extinguished no later than 10 P.M. Lower light levels for off-the-field lighting may be provided for an additional 1 hour for safe egress.

(b) The mounting height for light fixtures shall be no greater than one-fourth the distance to the nearest property line from where the light fixture is located.

Commented [SDL25]: Lighting for building entrance and egress is dictated by the building, life safety and electrical codes. Is there a compelling reason to include this requirement here?

Commented [SL26]: Are these poles subject to the 20 foot maximum height limitation? I assume that was not the intent. Athletic field lighting is now available that can meet very stringent light trespass requirements. It may no longer be necessary to limit pole height based on distance to the property line and instead rely on the other ordinance requirements to ensure this lighting is only directed onto the field of play.

Section 17.06.21: Exterior Storage and Screening Standards

(1) Purpose. The purpose of this Section is to control the use of exterior storage so as to promote the safety and general welfare of the public. For additional requirements relating to exterior storage for specific uses, refer to Article III of this zoning ordinance.

(2) Applicability. The requirements of this Section apply to all development.

(3) Review and Approval.

(a) All developments and redevelopments will be reviewed for conformance with this Section through the site plan review process (see Section 17.10.43).

(b) Outdoor Storage land uses shall meet the requirements of 17.03.16.

(4) Requirements for Exterior Storage.

(a) Requirements for Exterior Storage in Multi-Family and Mixed-Use Zoning Districts.

1. All materials and equipment shall be stored within a completely enclosed building except for the following: screened refuse containers, construction materials, landscape materials, and related equipment connected within on-site construction. Materials related to construction and landscaping projects shall not be stored outdoors after the completion of the project.

2. Such outdoor storage shall not be located within any front yard or required street yard (except for vehicles in designated off-street parking spaces). Outdoor storage shall conform to all setback requirements or shall be located a minimum of 5 feet from all property lines, whichever is more restrictive.

(b) Screening for storage land uses shall comply with the requirements of Section 17.03.16. Screening for Incidental Outdoor Storage land uses shall comply with the requirements of Section 17.03.28(13).

(c) Screening shall be maintained in accordance with the approved Site Plan.

(5) Exterior Storage Within Refuse or Recycling Enclosures. Also see Section 11.06 of the Village of Mount Horeb Municipal Code.

(a) For all Multi-Family and Nonresidential Land Uses, all trash storage areas are recommended within the building, but if such enclosure is located on the exterior of the building, trash storage areas shall be located within an enclosure at least 6 feet in height that completely screens the view of all trash and trash storage containers. The exterior of said enclosure shall be constructed of solid wood that matches or is complementary to the exterior of the principal building or be one or more of the materials used on the exterior of the main building. A solid gate shall be used to gain access to the storage area; said gate shall be constructed of an opaque material matching the exterior of the enclosure. Metal panel gates and metal fence gates with interwoven slat fencing is prohibited.