



CITY OF MONROE CITY PLAN COMMISSION AGENDA

Date: April 10, 2024

Time: 5:00 PM

Place: City Hall Council Chambers - 1110 18th Avenue

This meeting will be streamed live for public viewing. You may access the live streaming and later archived video at cityofmonroe.org - Government tab - Meeting Video Center.

A. CALL TO ORDER AND ROLL CALL

B. CORRECTION OF MINUTES

C. BUSINESS

1. Recognition of 50 years of Service to the City of Monroe Plan Commission - Ron Spielman

Individual Requesting Item City Mayor and Administrator

Expected Length of Discussion 5 min

2. Hold Public Hearing: Zoning Ordinance Text Amendment Regarding City of Monroe Code Section 5-7-25: Exterior Lighting Standards

Individual Requesting Item Zoning Administration

Expected Length of Discussion 5 min

D. BUSINESS PRESENTED BY MEMBERS

E. ADJOURNMENT

This City Plan Commission may take any action it considers appropriate related to any item on this agenda.

Requests from persons with disabilities who need assistance to participate in this meeting, including need for an interpreter, materials in alternate formats, or other accommodations, should be made to the Office of the City Clerk at (608) 329-2564 with as much advance notice as possible so that proper arrangements can be made.

Plan Commission Recognizing 50 Years of Service

Wednesday, April 10th

The Monroe Plan Commission will be honoring Ron Spielman for his 50 years of outstanding services during its upcoming meeting on Wednesday, April 10th. Spielman was appointed to the Plan Commission on April 16, 1974, by Mayor Reasa, with Alderman Tschudy making a motion to approve and Aldermen Mitchell seconding. The motion was approved unanimously by a voice vote, and since then, Spielman has been a part of the commission's history.

Throughout the years, Spielman has also been appointed to and served on various citizen committees in the City, including the Rural Development Authority (RDA), Senior Citizens Board of Commissioners, and Main Street Board. He has also dedicated his time to serving as a member of multiple boards, commissions, and organizations throughout the community. We invite you to join us in thanking Ron and his family for their many years of dedicated service to the City.



Spielman Trivia

- Moved to Monroe in 1970 with his wife, Jennifer.
- Served as the Supervisor on the Green County Board representing one of the City Supervisory Districts in 1971 & 1972.
- A lifetime member of the Green County Historical Society.
(He's even been a presenter at past meetings, sharing his knowledge and collection of stereoscopes).



City of Monroe Item Coversheet

Meeting Date: 4/10/2024

Individual Requesting Item: Zoning Administration

Expected Length of Discussion: 5 min

Issue

The attached ordinance changes are consistent with the discussion at the last Plan Commission meeting to alter the lighting requirements in our city code to be consistent with industry standards.

Background Information

Financial Impact

Recommendation

ATTACHMENTS:

Description	Type	Upload Date
Ordinance Changes	Ordinance	4/2/2024

Public Hearing Date: ____/____/____

ORDINANCE REPEALING AND RECREATING SECTION 5-7-25 OF THE MONROE CITY CODE: EXTERIOR LIGHTING STANDARDS

THE COUNCIL of the city of Monroe does ordain as follows:

SECTION 1: Section 5-7-25 of the Monroe City Code is hereby repealed and re-created as follows:

§ 5-7-25 Exterior lighting standards.

- (1) Purpose. The purpose of this section is to provide illumination levels on sites for function and safety as well as regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and nearby land uses in the vicinity of a light source in order to promote traffic safety and to prevent the creation of nuisances.
- (2) Applicability. The requirements of this section apply to all exterior lighting within the jurisdiction of this Title 5, 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 § 5-10-31).
- (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.
- (5) Exterior lighting requirements.
 - (a) In no instance shall an exterior lighting fixture be oriented so that the lighting element (or a clear shield) is visible from a property located within a residential zoning district. The use of shielded luminaries and careful fixture placement is encouraged so as to facilitate compliance with this requirement.
 - (b) Flashing, flickering and/or other lighting which may distract motorists are prohibited.
 - (c) Intensity of illumination.
 1. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 footcandle above ambient lighting conditions on a cloudless night.
 2. The maximum average on-site lighting in nonresidential zoning districts shall be 3.0 footcandles.
 3. The maximum average on-site lighting in residential zoning districts shall be 1.0 footcandles.
 4. The following exceptions shall be permitted.
 - a. The maximum average allowable on-site lighting of outdoor recreation facilities and assembly areas is 4.0 footcandles.
 - b. The maximum average on-site lighting of auto display lots and gas station pump islands is 25.0 footcandles, provided that lighting is dimmed to 3.0 footcandles when business is closed. All under-

the-canopy fixtures shall be fully recessed.

5. Reflected glare onto nearby buildings, streets, or pedestrian areas is prohibited.

(d) Fixtures and luminaries.

1. Outdoor lighting shall be full cut-off 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 1,700 lumens or less, including 100-watt incandescent bulbs and 100-watt-equivalent compact florescent bulbs.

2. 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.

3. The maximum fixture mounting height by zoning district shall be:

a. Sixteen feet in the RH-30, SR-3, SR-4, SR-5, SR-7, DR-8, and TR-10 Zoning Districts.

b. Twenty feet in the MR-15, MR-30, MH-7, NMU, I, SMU, UMU, CMU, and IOA Zoning Districts.

c. Twenty-five feet in the BP, LI, HI, and EX Zoning Districts.

4. All lighting fixtures existing prior to the effective date of this Title 5 shall be considered legal nonconforming fixtures.

(e) 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 footcandle.

(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 10:00 p.m. Lower light levels for off-the-field lighting may be provided for an additional one hour for safe egress.

(b) The mounting height for light fixtures shall be no greater than 1/4 the distance to the nearest property line from where the light fixture is located.

(c) Light fixtures of up to ~~100~~75 feet in height ~~may~~shall be permitted ~~through the conditional use process-by-right~~, provided the applicant demonstrates compliance with the other provisions of the Section, particularly Subsection (6)(~~be~~), above.

SECTION 2: This ordinance shall be in full force on the day following passage and official publication.

Dated the 6th day of May, 2024.

Passed the 6th day of May, 2024.

Published the ____ day of May, 2024.

Donna Douglas, Mayor

Nikolai Wahl, City Clerk