

Village of Cross Plains Sustainability Committee

Regular Meeting Notice and Agenda

October 11, 2023
6:00 pm

This meeting will be by Zoom ONLY. The log in information is as follows:

Join Zoom Meeting Link:

<https://us02web.zoom.us/j/83824326133>

Phone Number:

1-312-626-6799

Meeting ID:

838 2432 6133

I. Call to Order, Roll Call, and Agenda Review

II. Public Comment

III. General Business

1. Committee Member Report Outs and Updates

2. Discussion and Possible Approval of the September 13, 2023 Sustainability Committee Meeting Minutes

3. Discussion and Possible Action of Sustainability Plan implementation

A. Update on School and Government Benchmarking Offering

B. Update on Village of Cross Plains' Energy Assessment and Summary

C. Cross Plains Park review/mowing needs

D. Progress on Sustainability Plan

[https://docs.google.com/spreadsheets/d/1mH-](https://docs.google.com/spreadsheets/d/1mH-Th9sNxQZQPXVoTpiwEfY2iHqdUtRP/edit?pli=1#gid=1225095013)

[Th9sNxQZQPXVoTpiwEfY2iHqdUtRP/edit?pli=1#gid=1225095013](https://docs.google.com/spreadsheets/d/1mH-Th9sNxQZQPXVoTpiwEfY2iHqdUtRP/edit?pli=1#gid=1225095013)

E. Light Ordinance Update

4. Wrap Up, Next Steps and Future Meetings

IV. Future Agenda Items

V. Adjournment

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the Village Hall at (608) 798-3241 or bmooney@cross-plains.wi.us

Village of Cross Plains Sustainability Committee

Regular Meeting Minutes

Wednesday, September 13, 2023
6:15 pm

This meeting was conducted virtually.

I. Call to Order, Roll Call, and Agenda Review

The meeting of the Sustainability Committee was called to order at 6:19 pm.

Present: Michael Pomykalski, John Burandt, and Steve Douglas

Also Present – Village Administrator Brian Mooney

II. Public Comment – None

III. General Business

1. Committee Member Report Outs and Updates

None

2. Discussion and Possible Approval of the August 9, 2023 Sustainability Committee Meeting Minutes.

A motion was made by John Burandt, seconded by Steve Douglas, and unanimously carried by the Sustainability Committee, to approve the August 9, 2023 minutes.

3. Discussion of Sustainability Plan Implementation

- A. School and Benchmarking Offering- Chairman Pomykalski notified the Committee that he had reached out to Mr. Kottwitz regarding the information needed to be uploaded into the monitoring portal for the Benchmarking study.
- B. Village of Cross Plains Energy Assessment and Summary- Mr. Pomykalski reviewed the responses received from Village Public Works Director Mr. Gray related to the Wastewater Treatment Plant. Mr. Gray stated the recommendations from the Focus on Energy review were all covered during the initial plant construction, and not feasible. Recommended next review within the plant in 5-10 years. Discussion surrounding the observations that the Public Works building needs an air handling unit to defray the potential of any employee health issues arising. Upon discussion, a memo from the Committee will be prepared and sent to the Village Board for recommended action.
- C. Progress on Sustainability Plan-A Solar Farm update was provided by Mr. Pomykalski. Mr. Pomykalski stated more information is still needed related to the dynamics of the land and lease agreements for a solar farm project. A historical recap of past discussions on this initiative were

discussed, as well as some ideas for how to proceed. It was agreed it would be a good idea for Michael to reach out to Bill's former contact to see if he can join a future meeting or share info related to considerations with this process in order to advance the solar farm plan priority. The Committee members discussed holding off on additional discussions within the Sustainability Plan until next meeting, recommending each member review and provide an analysis on whether the items in the plan were still feasible, as well as a potential reorganization of projects.

D. Light Ordinance Update-None

4. Wrap Up, Next Steps and Future Meetings

Mr. Pomykalski stated he would send an email to Committee members with a link to the Sustainability Plan document.

Next Meeting Wednesday October 11th at 6:00 pm.

IV. Future Agenda Items

None

V. Adjournment

A motion was made by Steve Douglas, seconded by John Burandt, and unanimously carried by the Sustainability Committee, to adjourn the meeting at 7:02pm.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the Village Hall at (608) 798-3241 or bmooney@cross-plains.wi.us



Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

October 6, 2023

To: Parks and Recreation Committee and Sustainability Committee
From: Jay Lengfeld, Village President
Subject: Replace some Village mowed areas to no mow/eco-lawn grasses

Problem/Concern

The Village mowing costs from 2022 to 2023 tripled, from \$36,000 to over \$100,000. We are looking at a cost in 2024 between \$80,000 to \$100,000. Also, gas powered tools are a real source of carbon pollution and reducing the mowing areas would reduce the carbon print of the village.

Solution

The village cannot stop mowing, but could reduce the amount of area being mowed. This would save the village money and help the environment. There are a number of options available to us, but I would like us to start with exploring the use of no mow/eco-lawn grasses.

“No Mow Grass, also known as eco-lawn, is a low-maintenance grass that requires mowing only once or twice a year¹². It is a blend of cool-season fescue grasses that grows actively in spring and fall¹. Once fully established, it requires very little water and has a dense root system that inhibits weed growth¹. **Fine fescues** are typically used in no-mow residential lawns or golf course roughs³. No Mow Grass is a blend of hard fescue and fine fescues that creates a lush green lawn that is essentially weed-free once the grass matures⁴. It is drought-tolerant and prefers sandy, loamy soil⁴. Other low-maintenance grasses that need little to no mowing include zoysia grass, buffalo grass, and blends of fine fescues³”.

I am asking everyone to visit the following website: www.prairienursey.com, click on Resources and Guide button, then No Mow Resource line and at least click on the No Mow Gallery line, so you can see what the grass looks like and how and where it is being planted. I would encourage you to read

more of the information on this site. This is the best all-around site I have found on No Mow grasses. There are areas that this grass should not be planted, like paths, athletic fields, and any area with high foot traffic.

Request

I am asking both committees to look at the areas in the village that are being mowed to see if they would recommend any part of the area to be converted to no mow grasses. Below is a list of village property that are being mowed. I know this request is late in the season, but I hope a preliminary list could at least be developed.

Scenic Valley Park/Scenic Valley Retention 480,745
Scenic Valley and Gils ROW 84,701
Holfelder Park 68,230
Ludden Drive Trail - Cedar Hill 23,186
Village Shop and Boulevard 7,908
Cedar Glen Park 11,330
Ludden Drive Island 2,949
Glacial Valley Park 130,893
East End of Bourbon Road 9,834
South Entrance Sign 4,476
WW Treatment/ West Entrance Sign 52,535
Zander Community Nature Park 145,702
East Kwik Trip 14, ROW, and Cemetery ROW 35,489
Westview Park 48,586
East Entrance Sign (Hwy 14) 19,230
Well #1 (East Street) 1,106
Gausewitz Park - Retention Pond 93,108
Ice Age Trailhead - Lewis Street 3,985
Municipal Park - Pool - Water Retention 22,503
Glaciers Edge Park 5,685
Village Office 14,097
Baer Park + Trails + Evergreen ROW 523,839
Dorothy Statz Park + Trail 24,746
Laufenberg Islands 60,928
Raspberry Park 133,863
Melody Acres Park 30,286
Creeks Crossing 78,488
Extra Mow - Fridays Baer Park - Ball Diamonds 143,814
Total Square Feet 2,262,242 Sq. Ft. Total Acres 51.9 Acres

The Sustainability Committee's Chairperson found this information concerning a possible solution to the Village of Cross Plains lawn mowing issues:

<https://electrek.co/2023/10/09/honda-first-ever-electric-autonomous-zero-turn-riding-lawn-mower/>

Excerpt from email to Bill :

The one I was not able to answer was what happened with Jeff Davis and his land?

He came to a meeting and spoke about possibly wanting to place a solar farm there but did he back out or was the land not suitable once the consultant inspected it?

I could not remember what happened with Jeff Davis. Any help here would be greatly appreciated.

Hi Michael,

All is well here. As you can imagine, it's been super busy. I hope you're doing well, and CP is doing well. Jeff's property is suitable and was a backup plan. I remember we wanted to try the other properties first since we would be able to acquire the properties and set the lease terms and rates to make the project financially feasible. With Jeff's land, he would remain owner and the price he charges for rent of the land (including improvements to his property to get equipment and material to the site) will impact the total project cost and eventually the rate cost to the Village. If this is the case, then the Village will need to decide on cost vs sustainability. Being in control of the land makes more sense since there are other programs out there that can offset the village's carbon footprint at less cost. The idea was to control the land and control the purchase to fix a favorable outcome for the Village. Obviously, if Jeff is willing to sell the land to the Village, that changes narrative. Another option is to identify access land that the Village has for such a project. If I remember correctly, you only needed approximately 15 acres to provide enough energy for the Village. Anything beyond that is revenue.

Hope this answers your question and provides some guidance.

Bill Chang
Village Administrator
Village of DeForest

Bill clarifying what access land is:

Sorry. Typo. I meant to say excess land. So any parkland/conservation land or buildings to get you a net energy creation to offset the Village's footprint.

DRAFT. SECTION 84.106 Exterior Lighting Standards. DRAFT. 2022.10.12

(a) Purpose. The purpose of this Section is to promote the preservation of dark skies over the Village of Cross Plains by encouraging lighting practices that will minimize light pollution, glare, light trespass, and impacts to nocturnal wildlife all while conserving energy and maintaining night time safety and security.

PURPOSE. The purpose of this section is to regulate the spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity of a light source in order to promote traffic safety and prevent the creation of nuisances. A further purpose of this section is to regulate outdoor night lighting fixtures to preserve and enhance the area's dark sky while promoting safety, conserving energy and preserving the environment for astronomy

(b) Applicability. The requirements of this Section apply to all private exterior lighting within the jurisdiction of this Chapter, except for lighting within public rights-of-way and/or lighting located on public property.

(c) Review and Approval. Through the site plan review process (see Section 84.164), the Plan Commission shall review and approve all development for conformance with this Section.

(d) Depiction on Required Site Plan. Any and 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.

(e) Exterior Lighting Requirements.

(1) In no instance shall an exterior lighting fixture be oriented so that the lighting element (or clear or translucent shield) is visible from a property located within a residential zoning district. The use of full cutoff fixtures and careful fixture placement is required so as to facilitate compliance with this requirement.

(2) Lights directed toward the sky are prohibited except for the purpose of illuminating flags of the United States or State of Wisconsin.

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

(4) Fixtures and Luminaries.

a. Outdoor lighting shall be full cutoff fixtures with the light source fully shielded and downward facing and no direct light shall bleed onto adjacent properties.

(1) Exemption from this requirement include:

a. Residential motion activated security lighting.

Possibility from Madison [c. Fixtures greater than 500 lumens shall be shielded or installed so that there is not a direct line of sight between the light source or its reflection and a point five feet or higher above the ground at the property line. The light source shall not be of such intensity so as to cause discomfort or annoyance.]

b. The rated color temperatures of light sources (lamps and fixtures) shall not exceed 2700K.

(1) Exemptions from this requirement include:

a. Businesses that operate 24 hours a day and are open to the public.

b. Residential motion activated security lighting.

- c. Residential motion activated security lights shall only activate when there is a trespass onto private property and shall only be active for up to 30 seconds after the trespass has ceased.
- d. The rated color temperature of light sources (lamps and fixtures) shall be uniform throughout the entire development site.
- e. The maximum fixture height in the SR-1, SR-3, SR-4, SR-5, DR-6, MR-8, MR-16, NMU, MSMU, CMU, BP, and LI districts shall be 16 feet. The maximum fixture height in the RH-35, GI, and ME shall be 25 feet.
- f. Light fixtures shall not be located within required bufferyards.

(5) Intensity of Illumination.

- a. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed [0.40] [0.50] foot-candles above ambient lighting conditions on a cloudless night.
- b. The maximum average on-site lighting in non-residential zoning districts shall be 2.5 foot-candles.
- c. The maximum average on-site lighting in residential zoning districts shall be 1.0 foot-candles.
- d. The following exceptions shall be permitted:
 - 1. The maximum average on-site lighting of auto display lots and gas station pump islands is 15.0 foot-candles, provided that the amount of illumination does not exceed 25.0 foot-candles on any location on the site. All under-the-canopy fixtures shall be fully recessed. After-hours lighting shall be dimmed to no more than 2.5 foot-candles.

(6) Curfews

- a. Parking lot lighting shall be turned off by 10:00pm or within 30 minutes of when business activities cease, whichever is later and shall remain off until sunrise or business activities resume the following day.
- b. Illuminated signs shall be turned off by 10:00pm or when business activities cease, whichever is later and shall remain off until sunrise or business activities resume the following day.

(7) Limits on LED variable message signs. LED variable message signs shall be limited to a maximum luminous intensity of 100 nits (candela per square meter), full white mode, from sunset to sunrise.

(8) 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 0.25 foot-candles.

(9) Any temporary use using exterior lighting which is not in complete compliance with the requirements of this Section shall secure a temporary use permit (see Section 84.162).

(10) Seasonal decorations shall be exempt from this ordinance from Thanksgiving to the 31th of January each year.

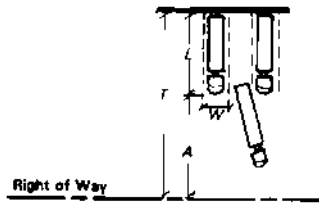
f. All lighting fixtures existing prior to the effective date of this Chapter shall be considered as legal conforming only if the rated color temperature of the light produced by the luminaire is non-conforming to this chapter and the lamp is integrated into the fixture assembly or the fixture has already is considered legal conforming. [Needs work here]

g. Definitions

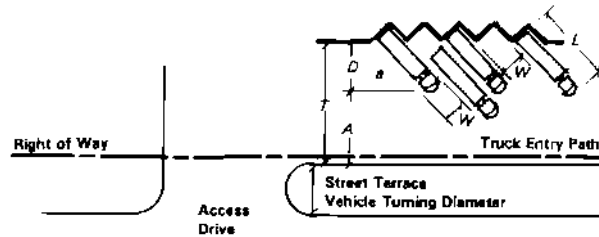
- (1) Full Cutoff Light Fixture. A light fixture constructed in such a manner that no light is emitted above the horizontal (90 degrees from nadir), and where the intensity at 80 degrees from nadir is no greater than 10% of the lamp lumens.
- (2) Light Fixture. Luminaire.
- (3) Lamp. Generic term for a man-made source of light. A lamp is the electrically powered light bulb, fluorescent or neon tube, or LED light source.
- (4) Luminaire. The complete lighting assembly, less support assembly. For the purposes of determining total light output lighting assemblies which include multiple lamps or light sources in a single housing shall be considered as a single luminaire. Two or more luminaries installed less than three feet apart shall be considered a single luminaire.
- (5) Nadir. The point directly below an observer.

No operation or activity shall produce any intense glare or lighting with the source directly visible beyond the boundary of an Industrial or Commercial District.

90 DEGREE DOCKS



SAWTOOTH DOCKS



SECTION 84.106 Exterior Lighting Standards.

- (a) **Purpose.** The purpose of this Section is to regulate the spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity of a light source in order to promote traffic safety and to prevent the creation of nuisances.
- (b) **Applicability.** The requirements of this Section apply to all private exterior lighting within the jurisdiction of this Chapter, except for lighting within public rights-of-way and/or lighting located on public property.
- (c) **Review and Approval.** Through the site plan review process (see Section 84.164), the Plan Commission shall review and approve all development for conformance with this Section.
- (d) **Depiction on Required Site Plan.** Any and 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.
- (e) **Exterior Lighting Requirements.**
 - (1) 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. Lights directed toward the sky are prohibited except for the purpose of illuminating flags of the United States or State of Wisconsin.
 - (2) Flashing, flickering and/or other lighting which may distract motorists are prohibited.
 - (3) **Intensity of Illumination.**
 - a. In no instance shall the amount of illumination attributable to exterior lighting, as measured at the property line, exceed 0.50 foot-candles above ambient lighting conditions on a cloudless night.
 - b. The maximum average on-site lighting in non-residential zoning districts shall be 2.5 foot-candles.
 - c. The maximum average on-site lighting in residential zoning districts shall be 1.0 foot-candles.

- d. The following exceptions shall be permitted:
 - 1. The maximum average allowable on-site lighting of outdoor recreation facilities and assembly areas is 4.0 foot-candles, provided that the amount of illumination does not exceed 6.0 foot-candles on any location on the site.
 - 2. The maximum average on-site lighting of auto display lots and gas station pump islands is 15.0 foot-candles, provided that the amount of illumination does not exceed 25.0 foot-candles on any location on the site. All under-the-canopy fixtures shall be fully recessed. After-hours lighting shall be dimmed to no more than 2.5 foot-candles.
 - e. Reflected glare onto nearby buildings, streets or pedestrian areas is prohibited. To minimize any indirect overflow of light on adjacent properties, the height of any proposed parking lot light standard should be as short as possible and should stair step down to a lower height when close to residential uses.
- (4) **Fixtures and Luminaries.**
- a. Outdoor lighting shall be full cut-off fixtures and downward facing and no direct light shall bleed onto adjacent properties. Exempt from this requirement are any fixtures using an incandescent bulb of 100 watts or less, or its equivalent.
 - b. Light fixtures shall not be located within required bufferyards.
 - c. Total cut-off luminaries with angles of less than 90 degrees shall be required for pole and building security lighting to ensure no fugitive up lighting occurs.
 - d. 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.
 - e. The maximum fixture height in the SR-1, SR-3, SR-4, SR-5, DR-6, MR-8, MR-16, NMU, MSMU, CMU, BP, and LI districts shall be 16 feet. The maximum fixture height in the RH-35, GI, and ME shall be 25 feet.
 - f. All lighting fixtures existing prior to the effective date of this Chapter shall be considered as legal conforming.
- (5) 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 0.25 foot-candles.
- (6) Any temporary use using exterior lighting which is not in complete compliance with the requirements of this Section shall secure a temporary use permit (see Section 84.162).

SECTION 84.107 Exterior Storage Standards.