

## ARTICLE 22 LANDSCAPING AND BUFFERS

### DIVISION 1 GENERAL PROVISIONS

#### 490-2300 Legislative findings

The Common Council makes the following legislative findings:

- (1) Trees and shrubs are proven producers of oxygen, a necessary element for human survival.
- (2) Trees and shrubs transpire considerable amounts of water each day and thereby purify the air.
- (3) Trees and shrubs have an important role in neutralizing wastewater passing through the ground from the surface to groundwater tables and lower aquifers.
- (4) Trees and shrubs, through their root system, stabilize the groundwater tables and play an important and effective part in soil conservation, erosion control and flood control.
- (5) Trees and shrubs are an invaluable physical, aesthetic and psychological counterpoint to the urban setting, making urban life more comfortable by providing shade and cooling the air and land, reducing noise levels and glare and breaking the monotony of human developments on the land, particularly parking areas.
- (6) Trees and shrubs have an important impact on the desirability of land and therefore on property values.
- (7) Screening can lessen the visual pollution that may otherwise occur within an urbanized area. Even minimum landscaping can provide an impression of separation of spaces, and more extensive landscaping can focus attention onto the landscape elements and away from the less attractive elements of certain sites.
- (8) Screening can establish a greater sense of privacy from visual or physical intrusion, the degree of privacy varying with the intensity of the screening.
- (9) Landscaping can preserve and enhance the unique identity of the City of Port Washington and preserve the economic base attracted to the City by such factors.
- (10) The provisions of this article are necessary to safeguard the public health, safety and welfare.
- (11) Landscaping helps to reduce the “heat-island” effect by shading parking lots, streets, and other hard-surfaced areas.
- (12) Flexible standards allow alternative design options that may better fit the needs of the landowner and that may be needed to address unique site characteristics.
- (13) A variety of landscape plants is needed to ensure that the effect of a single disease (e.g., Dutch elm disease) or pest (e.g., emerald ash borer) on landscape plants is minimized.

#### Divisions

1. General provisions
2. Buffers
3. Landscaping

#### 490-2301 Purpose

This article is intended to promote compatible development; stabilize property values; foster the attractiveness and functional utility of the community as a place to live and work; preserve the character and quality of the built and natural environment by maintaining the integrity of those areas which have a discernible character; protect certain public and private investments in the area; and raise the level of community expectations for the quality of its environment.

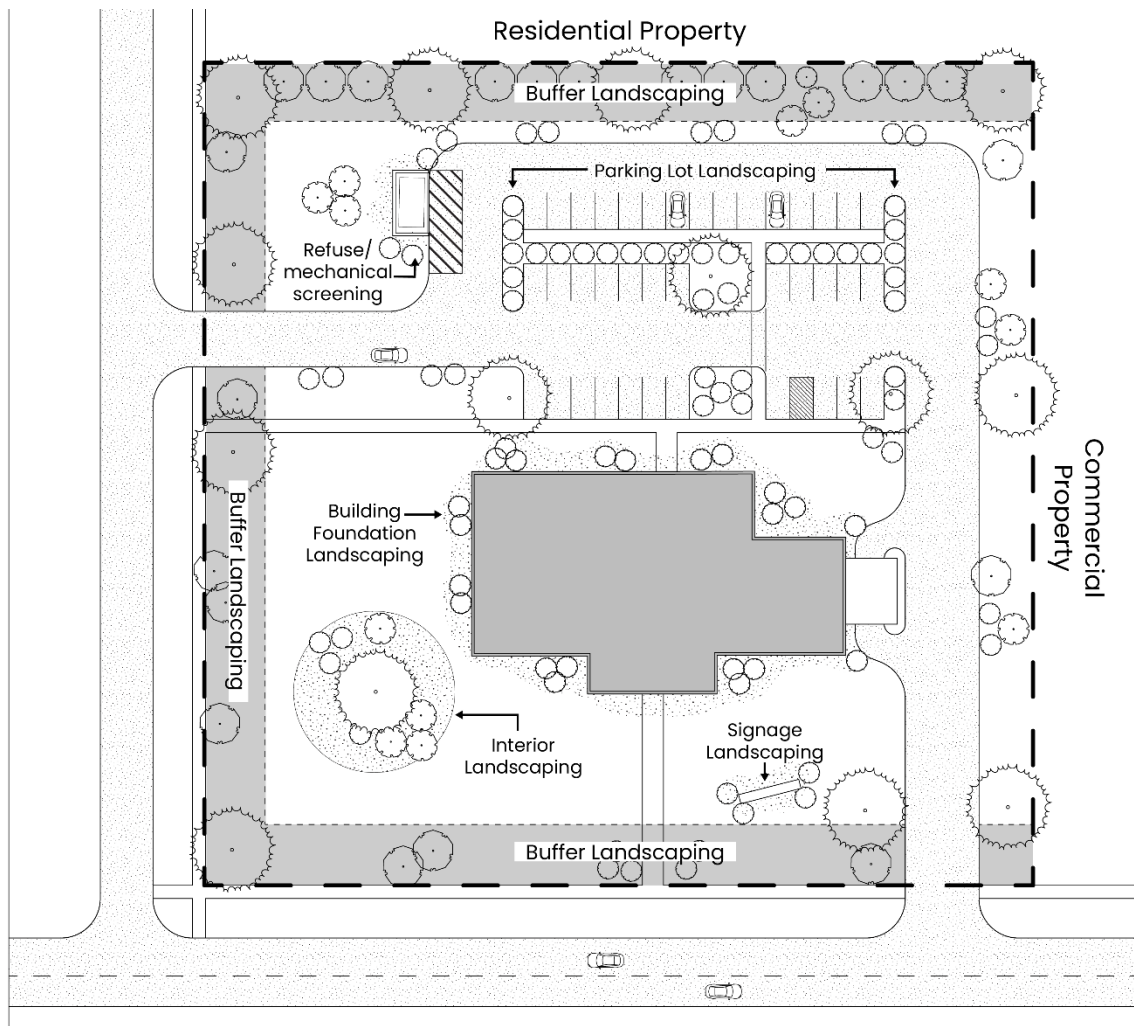
**490-2302 Applicability**

**A. Generally.** The provisions of this article outline several required elements of landscaping which apply to different areas of a parcel as generally depicted in Exhibit 22-1. The precise locations of these elements are specified within their respective sections of this article. The required elements of landscaping are as follows;

- (1) Buffer landscaping
- (2) Building foundation landscaping
- (3) Parking lot landscaping
- (4) Interior landscaping
- (5) Signage landscaping
- (6) Refuse and ground-mounted mechanical structure screening

**B. Overlapping elements.** In the case that two required landscape elements overlap the same area, the element with the highest intensity of plantings shall take precedence over the other buffers

**Exhibit 22-1. General applicability of landscape and buffer requirements**



**490-2303 Landscape plan**

A landscape plan consists of a plan view drawing that shows where the required plants will generally be planted. Such drawing must be drawn at the same scale as the site plan drawing.

**490-2304 Description of landscaping and screening options and classification of plant species**

- C. Generally.** A required element of landscaping or screening can be achieved with the use of a provided option. These options provide a variety of possibilities for fulfilling the intent of landscaping and screening by varying the area, width, frequency, material, height, or other physical attributes of the landscaping.
- D. Plant species catalog.** Appendix E of this article provides plant species acceptable for use in meeting the requirements of this article. Species generally suitable for use in Wisconsin are listed, and those native to the state are denoted.
- E. Plants not listed.** The species listed in Appendix E is not meant to be exhaustive. Therefore, the Zoning Administrator will review proposals for, and the applicability of, species not contained in this list and is authorized to approve appropriate similar species using "A guide to selecting landscape plants for Wisconsin" as a guide.
- F. Prohibited plants.** Plants specifically designated as invasive by the Wisconsin Department of Natural Resources or other state agency shall not be planted and shall not be used to meet the requirements of this article.
- G. Plant hardiness.** Selected plants should be hardy in the area where they are planted (Zone 6a or 5b).

**490-2305 Specifications for landscaping materials**

- A. Generally.** All plant material must be healthy, vigorous, and free of disease and insects.
- B. Minimum planting size.** Trees and shrubs must meet the minimum planting size established in Table 22-1. Further, trees and shrubs must meet the specifications contained in the most current edition of *American Standard for Nursery Stock* for the corresponding planting size.<sup>[1]</sup>
- C. Exception.** Up to 40 percent of planted trees and shrubs may be substituted for saplings/seedlings of the same species.
- D. Turf.** Turf areas may be sodded or seeded. In areas subject to erosion, sod must be used. Sod must be commercially grown and clean and free of weeds, noxious pests, and diseases.
- E. Mulch.** Where mulch is used as a ground treatment, it must be applied to a maximum depth of 4 inches. A landscape fabric may be placed between the soil and mulch to impede weed growth.

**Table 22-1. Minimum planting size**

Tree	Minimum planting size
Tall deciduous tree	2" caliper
Medium deciduous tree	2" caliper
Low deciduous tree	¾" caliper
Tall evergreen tree	5' tall
Medium evergreen tree	4' tall
Low evergreen tree	3' tall
Shrub	
Tall deciduous shrub	36" tall
Medium deciduous shrub	24" tall
Low deciduous shrub	18" tall
Tall evergreen shrub	24" tall
Medium evergreen shrub	18" tall
Low evergreen shrub	12" tall

**Editorial notes:**

[1] Commentary: This publication is published by the American Nursery & Landscape Association and is an approved American national standard (ANSI Z60.1-2004).

**490-2306 Credit for preserving existing trees and shrubs**

- A. Generally.** Landscape plantings as required by this article may be satisfied in whole, or in part, by preserving existing trees and shrubs on the subject property.
- B. Allocation of credits.** An existing tree shall be credited based on its size as shown in Table 22-2. An existing shrub shall be credited on a one-for-one basis regardless of size.
- C. Location of trees and shrubs.** A tree eligible for credit must be located within 10 feet of a required buffer or parking lot to which the credit is to be applied or within the street terrace. A shrub eligible for credit must be located within the area to which the credit is to be applied.

**D. Condition of trees to be used as credit.** In order to use an existing tree or shrub as credit, the following conditions must be satisfied:

- (1) The area within the critical root radius (1.5 feet for every diameter inch or 6 feet away from the tree trunk, whichever is greater), must be preserved in its natural state or covered with pervious landscape material and must be retained at original grade with no trenching, cutting of any roots, or compaction of soil.
- (2) Prior to the commencement of any land-disturbing activity and during the life of the construction project, a temporary barrier must be placed around the tree at the drip line or 6 feet away from the tree trunk, whichever is greater. Such barrier may consist of a plastic mesh or snow fence with poles not more than 15 feet apart.
- (3) The existing stock shall not be damaged from skinning, barking, and the like.
- (4) The existing stock must be healthy and free from disease, damage, and active insect infestation potentially lethal to the tree.
- (5) The species is one of the plant species listed in Appendix E or otherwise approved by the Zoning Administrator, and the species is not identified as a prohibited plant in § 490-2304.

**Table 22-2. Allowable tree credits**

Caliper of existing tree	Number of trees credited
2 inches up to 6 inches	1
6 inches up to 12 inches	2
12 inches up to 16 inches	3
16 inches and greater	4

**Table 22-3. Minimum separation from specified objects**

	Tree	Shrub
Driveway	10'	6'
Fire hydrant	8'	6'
Utility pole	20'	6'
Utility cabinet and pedestal	8'	6'
Street intersection	30'	30'

**490-2307 General design and placement guidelines**

- A. Planting beds.** Where required, shrubs must be placed in planting beds with mulch.
- B. Proximity to specified features.** Trees and shrubs must be separated from driveways, fire hydrants, utility poles, and utility pedestals and cabinets as listed in Table 22-3.
- C. Proximity to overhead utility lines and the like.** Trees and shrubs shall not be placed where they will require frequent pruning in order to avoid interference with overhead utility lines, buildings, or other structures.
- D. Landscaping within vision triangle.** Landscaping within a vision triangle must be consistent with the standards in § 490-1056.
- E. Integration with natural amenities.** When a site abuts a natural amenity such as a stream, park, or other open space, the landscape plan must integrate with and respect the natural integrity of the amenity.
- F. Integration with stormwater facilities.** Detention and retention ponds must be designed to be physically, functionally, and visually integrated into adjacent landscape areas.
- G. Snow storage.** Landscape plants should not be located in areas reserved for snow storage, except when such plants are salt-tolerant and will not be otherwise damaged.

**Exhibit 22-2. An example of where not to plant a tree or install a light pole**



**490-2308 Plant diversity**

- A. Tree species.** The maximum number of required trees in the same genus must comply with the proportions established in Table 22-4. For example, if three tree species are required, a species in three different genera must be used (e.g., *Quercus* - oaks, *Acer* - maples, *Pinus* - pines).
- B. Shrub species.** It is recommended that the proportion of required shrubs and ground cover follow the standards established in Table 22-4, except that different species within the same genus may be used.

**490-2309 Maintenance**

- A. Generally.** All landscaping must be maintained in good condition so as to present a healthy, neat, and orderly appearance, free from refuse, weeds, and debris.
- B. Responsibilities.** The current landowner must be responsible for maintaining the vegetation, irrigation system, screening devices, and other landscape components as may be required by this article.
- C. Maintenance practices.** Maintenance consists of regular and normal maintenance practices of landscaping including weeding, irrigation, fertilizing, pruning, and mowing. Plant materials that exhibit significant levels of insects, pests, diseases, or damage must be treated as appropriate.
- D. Replacement, generally.** Plant materials that were planted or which were preexisting and used to satisfy requirements of this article which die or are irreparably damaged must be removed and replaced with living plant materials consistent with the approved landscape plan or as required by this article.
- E. Replacement following a natural disaster.** Plant materials that were planted as required by this article or which were preexisting and used to satisfy requirements of this article which die or are irreparably damaged due to a natural disaster, such as area-wide flooding or high wind, must, within 2 years of such event, be removed and replaced with plant materials consistent with the approved landscape plan or as required by this article. With just cause, the Common Council may on a case-by-case basis grant an extension of 2 additional years upon written request or pass a resolution granting a blanket extension to all affected properties in the city.
- F. Staking.** It is recommended that stakes and cables used to support a tree be removed within 24 months of planting.

**Table 22-4. Plant diversity requirements and recommendations**

Required number of plants	Maximum proportion of tree species in same genus	Recommended proportion of same species for shrubs
11 to 20	30%	25%
21 to 30	25%	20%
31 to 40	20%	15%
41 to 50	15%	10%
51 and more	10%	10%

**490-2310 Berms**

- A. Maximum slope and form.** In order to facilitate maintenance and efficient irrigation water usage, a berm shall not exceed a slope of 3:1 (i.e., for every 3 feet of horizontal run the vertical height is one foot). A berm must be graded to appear as a curvilinear, naturalistic form when viewed from all directions.
- B. Construction.** A berm must be compacted during the construction process to minimize settling.
- C. Stabilization.** A berm must be covered with natural prairie, turf, or mulch along with required plant materials.
- D. Effect on stormwater flow.** A berm may not be designed or placed in a way that would divert the normal flow of stormwater to the detriment of surrounding properties.
- E. Placement within vision triangle.** A berm located within a vision triangle must comply with the standards in § 490-1056.

**490-2310 through 490-2349 reserved**

**DIVISION 2  
BUFFERS**

**490-2350 General description**

A buffer consists of a strip of undeveloped land with landscaping or other visual screening and is intended to provide a physical and visual separation between different zoning districts or adjacent streets.

### 490-2351 Applicability

- A. **Generally.** A buffer is required at the time of development when it abuts another lot in a different zoning district as required by Exhibit 22-3, or when it abuts a street as required by Exhibit 22-4.
- B. **Conditional use.** As a condition of approving a conditional use, the Plan Commission may require that a buffer be incorporated into the project's overall design. The standard imposed is based on the degree of incompatibility between the adjoining use and the conditional use.
- C. **Zero setback.** In the case of a building with no setback requirement between the building perimeter and the lot line, a buffer shall still be provided in accordance with § 490-2353.
- D. **Multiple buffers.** In the case of corner lots, instances of two separate streets abutting a property, or cases of multiple differently zoned properties abutting the property, the developer shall meet the required standards for each of the buffers as required by Exhibits 17-3 and 17-5. In the case that two abutting streets, differently zoned properties, or combination thereof result in multiple buffers overlapping the same area, the buffer with the highest intensity of plantings shall take precedence over the other buffers.

### 490-2352 General provisions

- A. **Buffer location.** Buffer landscaping shall be located along the lot lines of the lot being developed. Plants required by this section shall be located within the lot yard setback. Unless approved by Zoning Administrator, in no instance shall such landscaping be located within a public right-of-way.
- B. **Relationship of fencing and plantings.** Unless an alternative is approved by the Zoning Administrator, when a fence or berm is used in conjunction with plantings, at least one-half of the required plantings must be planted between the fence or berm and the property line.
- C. **Use of buffer.** A buffer must be undeveloped, except that the following are allowed in a buffer:
  - (1) an unpaved fire lane,<sup>[1]</sup>
  - (2) utility boxes and cabinets when necessary,
  - (3) a paved bicycle/pedestrian path or a paved sidewalk when necessary to allow for proper on-site and off-site pedestrian circulation,
  - (4) a paved vehicular access between the adjoining parcels provided it is located in the least intrusive location and is located generally perpendicular to the property boundary line,
  - (5) stormwater management facilities, and
  - (6) other structures and features deemed compatible by the administrator.

If a utility easement is located along the property boundary line where a buffer is also required, the width of the easement may be used to satisfy the width requirement of the buffer, in whole or in part, provided none of the required landscaping and/or fencing is located within the utility easement.

#### Editorial notes:

- [1] Commentary: A number of products have been introduced in recent years that allow grass to grow in a plastic-type mesh that is capable of supporting a fire truck.

### 490-2353 Determination of required buffer

The determination of a buffer requirement is a two-step process as follows:

**Step One – Identification of required buffer standard.** The required buffer standard is determined using Exhibits 17-3 and 17-4.

- (1) For properties abutting lots in a different zoning district, first determine which of the two zoning districts allows the most intense development. Next, find that zoning designation at the top of the table and then move down the column to the cell where the zoning designation of the other district intersects. If a buffer is required, a letter will be shown in that cell. If the parcel being developed adjoins land in the town, that municipality's zoning classification that most closely corresponds to the city's zoning classification is used to determine buffer requirements.
- (2) For properties abutting streets, first determine what functional roadway classification the street is using Wisconsin Department of Transportation's Urban Functional Classification for Port Washington. Next, find

that classification in Exhibit 22-4 and follow the row to the column with the property's zoning designation. If a buffer is required, a letter will be shown in that cell.

Zoning District	R-1	R-2	R-3	R-4	R-5	MRH	C-1	C-2	C-3	C-4	I-1	I-3	CON	INST	PUL	RR	UT
R-1		-	A	A	-	-	A	B	C	A	C	See note	-	A	A	-	-
R-2			-	A	-	-	A	B	C	A	C	See note	-	A	A	-	-
R-3				A	-	-	A	A	B	A	C	See note	-	A	-	-	-
R-4					-	-	A	A	B	-	A	See note	-	-	-	-	-
R-5						-	-	A	C	-	C	See note	-	-	-	-	-
MRH							A	B	C	A	C	See note	-	A	-	-	-
C-1								-	-	-	A	See note	-	-	-	-	-
C-2									-	-	A	See note	-	-	-	-	-
C-3										-	A	See note	-	-	-	-	-
C-4											A	See note	-	-	-	-	-
I-1												See note	-	-	-	-	-
I-3													-	-	-	-	-
CON														-	-	-	-
INST															-	-	-
PUL																-	-
RR																	-
UT																	

Street Designation	R-1	R-2	R-3	R-4	R-5	MRH	C-1	C-2	C-3	C-4	I-1	I-3	CON	INST	PUL	RR	UT
Principal or Minor Arterial	B	B	C	D	C	B	C	C	D	B	C	See note	-	B	-	-	-
Collector	A	A	B	B	B	A	B	B	C	-	B	See note	-	A	-	-	-
Local	-	-	-	-	-	-	A	C	D	-	C	See note	A	-	A	-	-

Notes:  
Landscaping and screening requirements for the I-3 District are specified in Division 4 of this Article.

**Step Two – Identification of detailed buffer requirements.** In the next step, the developer chooses how the required standard will be met. For each standard, a variety of width, landscaping quantities, berm, and fence combinations are possible as listed in Exhibit 22-5. The requirements must be provided for each 100 feet or fraction thereof. Different landscaping options may be used along the length of a buffer.

Exhibit 22-5. Buffer and street frontage landscaping types and options

A	Width	Canopy trees per 100 linear feet	Evergreen trees per 100 linear feet	Ornamental trees per 100 linear feet	Shrubs & (evergreen shrubs) per 100 linear feet [1]	Required fence or berm [2]
A-1	8'	0.7	0	1.4	5.6	Fence [4]
A-2	10'	0.6	0.6	0.6	3.6	-
A-3	15'	0.5	0.9	0	2.3	-
A-4	20'	0	1.1	0	(4.9)	-
A-5	25'	0.5	0	0	2.5	-
<b>B</b>						
B-1	15'	1.7	0	3.4	13.6	Fence [4]
B-2	20'	2.3	2.3	2.3	13.5	-
B-3	25'	2.1	5.2	0	10.5	-
B-4	30'	0	5.9	0	(27.3)	-

B-5	30'	2.2	0	0	11	3' berm
<b>C</b>						
C-1	20'	2.3	0	4.6	18.4	Fence [4]
C-2	20'	3.4	3.4	3.4	20.4	-
C-3	25'	3.2	6.4	0	16	-
C-4	30'	0	9.2	0	(42.7)	-
C-5	35'	5.8	0	0	29	-
<b>D</b>						
D-1	25'	3	0	6	24	Fence [4]
D-2	25'	3.7	3.7	3.7	22.2	2' berm
D-3	30'	4.3	8.5	0	21.3	-
D-4	35'	0	12.3	0	(57.4)	-
D-5	40'	7.9	0	0	39.5	-

Notes:

- [1] A plain number is the required number of shrubs, while a parenthesized number specifies evergreen shrubs.
- [2] A dash "-" means not applicable.
- [3] Maximum height allowed controlled by standards in Appendix B.
- [4] When a fence is used, at least 50 percent of the required plant materials shall be located on the exterior side (the side away from the center of the subject property) of the fence unless otherwise waived by the Zoning Administrator. If at the time of development, there is a fence on the adjoining property, this planting requirement does not apply.

**490-2355 through 490-2369 reserved**

## DIVISION 3 LANDSCAPING

### 490-2370 Applicability

The provisions of this division apply to the following:

- (1) All uses except for single-family and two-family residences and agricultural buildings;
- (2) expansion of a principal building that is subject to this division by 500 square feet or more;
- (3) construction of new parking areas; and
- (4) expansion or modification of a parking area which impacts five or more parking spaces.

### 490-2371 Building foundation landscape requirements

- A. Generally.** Landscaping shall be provided on building foundation perimeters on a prorated basis as described in this section. Building foundation landscape shall not apply to building perimeters where there is zero setback.
- B. Required Plantings.** Planting area must be at least five feet in width around the building foundation perimeter, plants beyond 8 feet shall not be counted toward this requirement. The developer shall fill this area with plantings at a similar intensity and pattern as the surrounding plantings required by this article. The plantings within the area shall also be chosen to complement the surrounding plantings.
- C. Placement on lot.** Plants used to satisfy the requirements of this section shall be placed according to the following requirements:
- (1) At maturity, the dripline of each plant is to generally be located within 10 feet of the building foundation.
  - (2) Plantings shall be located on all buildings faces majorly visible to the public right of way and neighboring residential properties, as well as continuing 20 feet of perimeter further on the foundation.
  - (3) As a general rule, plants must be distributed around the portions of the building perimeter required to be landscaped.
  - (4) Such landscaping shall not be required in those areas required for landscaping as street frontages.
- D. Anticipated future development.** Where an approved site plan depicts a future building extension, the foundation landscaping required need only be installed on the portions of the building perimeter that will not be affected by building extension. If this results in landscaping option requirements which are not met through the initial planting, then such requirements must be met within 5 years of building permit issuance, or as extended in writing by the Zoning Administrator.
- E. Exceptions for secure facilities.** In the case a developer provides substantial evidence that a proposed building is vulnerable to significant security concerns and required building foundation landscaping will interfere with security or surveillance efforts, the Zoning Administrator can determine if alternatives to fulfilling the intent of this section; such as altering the required types of plantings or planting locations are appropriate.

**Exhibit 22-6. An example of a foundation planting**



### 490-2372 Parking lot landscape requirements

- A. Generally.** Paved areas shall be landscaped on both the exterior perimeter of the paved area and within interior islands, peninsulas, and medians.
- B. Minimum exterior perimeter standards.** The developer may select one of the options in Exhibit 22-8 for the perimeter of paved area on a property. Different landscaping options may be used along the length of the paved area perimeter.
- C. Minimum interior standards.** All off-street surface parking lots with more than 10 spaces and/or more than one drive aisle must incorporate landscaped features on the interior of the parking lot.
  - a. Large field segmentation. Large parking fields must be divided into areas of no more than 50,000 square feet each through the use of landscaped islands, peninsulas, and/or medians and connected solely by drive aisles.
  - b. Terminal end islands. Landscape islands are required at the terminal ends of freestanding rows of parking. Freestanding rows of parking are those not abutting the parking lot perimeter or building face, and may have a single or double row of parking.
  - c. Row islands. For rows of parking with more than 10 spaces, a landscape island is required to result in no more than 10 continuous parking spaces in a row without a landscape island.
  - d. Island area: The minimum area for an island is 270 square feet and must be a minimum of 8' in width.
  - e. Island landscaping. All interior islands shall be landscaped with plantings complementary to the plants used to fulfill the perimeter landscaping requirements.
    - i. All islands shall be filled with mulch, stone aggregate, or other permeable material with a depth of no less than four inches. A screen may be used between the material and earth to prevent weed growth.
    - ii. A least one canopy tree and 6 perennials and/or ornamental grasses are required for every 200 square feet of island space.
  - f. **Bioretention areas.** Bioretention areas that are used to treat stormwater runoff from parking areas should be integrated into landscape areas as may be required in this section.
  - g. **Placement on lot.** Exterior perimeter parking lot landscaping shall be located along the entire perimeter of all paved areas on a property, excluding sidewalks and other pedestrian only paths. Island landscaping shall be placed to occupy as much of the island surface area as possible. Landscaping required by this section shall not be located in those areas requiring buffer landscaping or building foundation perimeter landscaping.

**Exhibit 22-7. An example of a masonry wall shielding the parking area for a retail center**



**Exhibit 22-8. Minimum parking lot perimeter landscaping options**

	Width of landscape area	Required fencing	Required Plantings
Option A	2 feet	Decorative masonry wall, 32 to 38 inches above grade	None required
Option B	6 feet	Decorative metal fence, 32 to 38 inches above grade	1 canopy tree or tall shrub per 20 linear feet, dense mix of ornamental grass and perennials
Option C	10 feet	Decorative metal fence, 32 to 38 inches above grade	1 canopy tree or tall shrub per 20 linear feet, dense mix of ornamental grass and perennials

**490-2373 Lot interior landscape requirements**

Interior landscaping is not required. However, if it is not possible to install some of the landscaping in the required places, those plantings may be installed as interior landscaping.

**490-2374 Signage landscaping requirements**

Landscaping must be provided to the perimeter of freestanding signs specified by Article 490. The plantings must include a mix of perennials and ornamental grasses which complement the surrounding landscaping of the property.

Temporary note: External reference, see Port Washington sign code and specify which defined sign types require plantings.

**490-2375 Refuse and ground-mounted mechanical structure screening**

- A. Generally.** Landscaping shall be provided to the perimeters of all refuse and utility areas which are visible from the right of way and neighboring properties as described in this section.
- B. Minimum standards.** The developer may select one of the options in Exhibit 22-9 for the screening of refuse and ground mounted mechanical structures. A different option may be used for each side of the screening, but no side shall use more than one option. Fences required by this section shall be tall enough to conceal the refuse or mechanical structure from a pedestrian in the public right of way or a neighboring property.
- C. Placement on lot.** The plantings required by this section shall be located along the perimeter of the refuse or utility area and remain no further than the landscape area width as identified in Exhibit 22-9.

**Exhibit 22-9. Minimum screening options**

	Width of landscape area	Required fencing	Ornamental trees and Shrubs
Option A	2 feet	Decorative masonry wall [1]	None required
Option B	5 feet	Decorative fence [1]	1 evergreen tree or 2 tall shrubs per 5 linear feet
Option C	10 feet	None required	2 evergreen trees or 4 tall shrubs per 5 linear feet

Notes:

[1] Wall or fence height should be high enough to conceal the refuse or ground-mounted mechanical structure from a pedestrian in the public right of way or a neighboring property.

**490-2376 through 490-2389 reserved**

## DIVISION 4

### LANDSCAPING AND SCREENING STANDARDS IN THE I-3 TECHNOLOGY CAMPUS DISTRICT

#### 490-2390 Applicability.

All land uses in the I-3 Technology Campus District must adhere to the following landscaping and screening standards. Except as established in this division, land uses in the I-3 Technology Campus District are exempt from all other landscaping requirements in this Article.

#### 490-2391 Landscaping in setback areas.

The first 50 feet of the minimum required setback areas must be landscaped with the features listed in this section. When a setback area abuts a natural amenity, such as a stream, park, or other open space, the landscape plan should integrate with and respect the natural integrity of the amenity. Detention and retention ponds must physically, functionally, and visually integrate into adjacent landscape areas.

#### 490-2392 Berms.

A minimum eight-foot-tall berm planted with native species must be installed within all minimum setback areas, excluding side and rear yard setback areas that are not wide enough to accommodate such a berm. Berms may not exceed a slope of 3:1 (i.e., for every three feet of horizontal run, the vertical height is one foot). Berms must be designed to appear curvilinear and naturalistic when viewed from all directions.

#### 490-2393 Native woodland restoration.

Setback areas must be planted and restored with a combination of native trees and shrubs indigenous to the area and property.

- A. Species.** Only plant species native to southeast Wisconsin may be planted. Native species include, but the City does not limit them to, beech, sugar maple, basswood, red oak, white oak, black oak, northern white cedar, tamarack, and balsam fir.
- B. Plant diversity.** Plantings must consist of a mixture of species native to southeast Wisconsin, with no single species comprising more than 25% of the total plantings.
- C. Distribution.** Plantings must be distributed within the setback areas as designed and certified by a licensed landscape architect. Trees must be planted at a density of no less than one tree per 400 square feet of screening area. The Zoning Administrator may approve alternative compliance landscape plans for projects implementing low-impact development practices or seeking sustainable development or green building certifications from nationally recognized organizations, such as the International Code Council, the U.S. Green Building Council, the International Living Future Institute, the U.S. Green Building Initiative, or SITES.
- D. Protection.** All seedlings must be protected with four-foot high protective, biodegradable tree tubes.
- E. Maintenance.** Newly installed plant material must be carefully maintained in the first two years after planting.
- F. Native seeding.** Native seeding must be planted surrounding all trees.

#### 490-2394 Fencing.

- A. Height.** No fence may exceed 12 feet in height.
- B. Appearance.** Fencing must be decorative metal fencing with no barbed or razor wire within setback areas. The Plan Commission may consider any alternative fence design that does not adhere to the standards as part of a building, site, and operational plan submittal.

**490-2395 Mechanical equipment.**

Mechanical equipment such as meter boxes, utility conduits, roof and wall projections such as vent and exhaust pipes, and trash containers, but not including solar energy systems, visible to the public must be screened using opaque fences or walls at least four feet in height located no further than 10 feet away from the subject equipment.

**490-2396 Service and loading areas.**

All service and loading areas visible to the public must be screened using opaque fences or walls at least eight feet in height, no further than 10 feet from the subject area.

**490-2397 Sound walls.**

A masonry or decorative concrete wall no taller than 24 feet in height surrounding utility areas or for noise mitigation may be installed.

**490-2398 through 490-2399 reserved**

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