GENERAL GUIDELINES

Landscape Plans

A. Landscape Plan Required. A landscape plan prepared in accordance with this section shall be submitted as part of all applications for site plan approval.

B. Definitions As Used In This Section. For the purpose of this section, the following definitions shall apply unless the context clearly indicates a different meaning.

1. BERM: A hill or contour of land that acts as a visual barrier between a lot and adjacent property, ally, or street.

2. CALIPER: A measurement of a true equal to the diameter of its trunk measured six (6) inches above natural grade for trees less than or equal to four (4) inches in diameter at such point; and measured twelve (12) inches above grade for all other trees.

3. DIAMETER AT BREAST HEIGHT OR D.B.H.: The diameter of a tree measured at four and one-half (4 ½) feet above the existing grade at the base of the tree.

4. DECIDUOUS: A plant which sheds its foliage at the end of each growing season.

5. EVERGREEN: A tree or shrub whose foliage persists year round. The plant may be a cone and needle bearing plant (i.e. pine, spruce, etc) or a broadleaf plant (i.e. a rhododendron, holly, etc.).

6. OPAQUE: When describing a landscape buffer means a dense, solid mass of planting’s completely obstructing the view of uses on the other side of the buffer.

7. PARKWAY: Means the area between the street/curb and the property-line.

8. REMOVE OR REMOVAL: Means the causing or accomplishing of the actual physical removal of a tree, or the effective removal through severe pruning, damaging, poisoning, or other direct or indirect action resulting in, or likely to result in, the death of a tree.

9. SHRUB: Deciduous or evergreen woody plant with an expected mature height of generally not more than fifteen (15) feet, with single or multiple trunks or multiple leaders.

10. SWALE: A topographical indentation which channels periodic water runoff.

11. TREE, CANOPY: A deciduous, woody plant with an expected mature height of thirty feet or more and possessing either a single trunk or multiple trunks, except those species listed in sec. E.
12. WOODLAND: An area or stand of trees not being grown for commercial purposes whose total combined canopy covers an area of one-half (½) acre or more at least fifty (50) percent of which is composed of canopies of trees having a caliper of at least eight (8) inches, or any grove consisting of eight (8) or more individual trees having a caliper of at least ten (10) inches whose combined canopies cover at least fifty (50) percent of the area encompassed by the grove.

C Form And Content Of Plan. All landscape plans shall be titled in the form of “Landscape Plan, (name and location of project)” or shown on the “Site Development Plan” and shall be drawn at a scale not smaller than 1" - 60' and shall include the following information:

1. The name and address of the project developer, the location and names of abutting streets and rights of way, a graphic and written scale, the date of the plan and any subsequent revision;

2. The location and dimensions of all existing and proposed property lines, buildings, structures, parking lots and driveways, roadways and rights-of-way, easements, sidewalks, bicycle paths, refuse disposal areas, fences, freestanding electrical equipment, light fixtures, other surface utility structures, signs and other freestanding structural features, recreational facilities, setbacks and easements.

3. The location, quantity, installation size, mature size, and both scientific and common names of all proposed plant materials.

4. The designation, location, species and size of all existing trees eight (8) inches and larger in diameter measured from (4) feet above natural grade with any trees to be removed clearly identified. In the event a significant number of trees exist in concentrated areas on the site, only the boundaries of the tree grove/forest or woodland area need be shown.

5. The number and total area in square feet of parking areas, the percentage and area in square feet of all interior parking lot landscape areas, the total linear length of buffer yards, the quantities of various plants to be provided withing buffer yards, and the area in square feet of the proposed interior open space on the property.

D. Landscape Improvements Standards. The following standards shall apply in determining the landscaping improvements required to be installed as part of the development of land requiring site plan approval;

(1) The development, redevelopment, expansion, or substantial modification of buildings or site improvements or substantial changes in use subject to the provisions of this chapter shall include at least the minimum amount of landscaping described in this section and in the district regulations. Landscaping materials
which meet the minimum installation sizes shown below shall earn landscaping points per plant as indicated in the following table. The classifications of individual plant species shall correspond to the classification used in the publication entitled A Guide To Selecting Landscape Plants For Wisconsin, E. R. Hasselkus, U.W. Extension Publication: A2865 which shall be maintained on file with the Zoning Administrator for public inspection.

<table>
<thead>
<tr>
<th>PLANT CATEGORY</th>
<th>LANDSCAPING POINTS PER PLAN</th>
<th>MINIMUM INSTALLATION SIZE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canopy Tree</td>
<td>75</td>
<td>2&quot; Caliper</td>
</tr>
<tr>
<td>Tall Deciduous Tree</td>
<td>50</td>
<td>1-1/2 &quot; Caliper</td>
</tr>
<tr>
<td>Medium Deciduous Tree</td>
<td>15</td>
<td>6' Tall</td>
</tr>
<tr>
<td>Low Deciduous Tree</td>
<td>10</td>
<td>4' Tall</td>
</tr>
<tr>
<td>Tall Evergreen Tree</td>
<td>40</td>
<td>5' Tall</td>
</tr>
<tr>
<td>Medium Evergreen Tree</td>
<td>20</td>
<td>4' Tall</td>
</tr>
<tr>
<td>Low Evergreen Tree</td>
<td>12</td>
<td>3' Tall</td>
</tr>
<tr>
<td>Tall Deciduous Shrub</td>
<td>5</td>
<td>36&quot; Tall</td>
</tr>
<tr>
<td>Medium Deciduous Shrub</td>
<td>3</td>
<td>24&quot; Tall</td>
</tr>
<tr>
<td>Low Deciduous Shrub</td>
<td>1</td>
<td>18&quot; Tall</td>
</tr>
<tr>
<td>Medium Evergreen Shrub</td>
<td>5</td>
<td>18&quot; Tall/Wide</td>
</tr>
<tr>
<td>Low Evergreen Shrub</td>
<td>3</td>
<td>12&quot; Tall/Wide</td>
</tr>
<tr>
<td>Non-Contributory Plants</td>
<td>0</td>
<td>n/a</td>
</tr>
</tbody>
</table>

(2) Method to Determine Future Use of Vacant Land. For the purposes of determining landscaping and buffering requirements of this section, whenever a site is adjacent to vacant or undeveloped land, the method to be used to determine the future use of the adjacent land shall be as follows:

a. Incorporated Lands. The future use of land within the corporate limits of the Village of Belleville shall be that shown on the Village’s Zoning Map.

b. Plant Variety. The plan shall provide for a variety of species of trees and shrubs on each parcel to provide visual and seasonal diversity and to reduce the likelihood of extensive loss as a result of insect infestation or the spread of disease within given species. The required number of different species shall be as follows:
F. General Design Criteria

(1) Selection of Plant Species. Plant materials shall be selected for its form, texture, color, and concern for its ultimate size and shape.

a. The use of the following trees shall be prohibited in the public right-of-way within 15 feet of any lot line, in any parking lot island or within 15 fee of any parking lot:

<table>
<thead>
<tr>
<th>Size of Parcel</th>
<th>Qty. of Tree Species</th>
<th>Qty. of Shrub Species</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 up to but not including 2 acres</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>2 acres up to but not including 5 acres</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>5 acres up to but not including 15 acres</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td>15 acres or more</td>
<td>5</td>
<td>7</td>
</tr>
</tbody>
</table>

1. Ailanthus (Tree of Heaven)
2. Box Elder (acer nuegundo)
3. Cottonwood (populus deltoid)
4. European Mountain Ash
5. European White birch
6. Fruit-bearing Trees (except: flowering crab, flowering plum, weeping cherry, hawthorn, serviceberry, choke-berry, barberry, hazelnut, holly, snowberry)
7. Lombardy Poplar
8. Mulberry
9. Russian Olive
10. Siberian Elm
11. Silver Maple (acer saccharinum)
12. Walnut
13. Willow (except along water edges)
14. Evergreen trees (prohibited in the public right-of-way only)
15. American Elm (almus american)
16. Black Locust (robinia pseudacclia)
17. Other week-wooded or trees which deposit significant number of twigs, seed pods, fruits, nuts or other debris as determined by order of the Zoning Administrator.
b. Several shrubs and trees, which are not native to Wisconsin, have an established history of spreading to nearby parks and conservancy areas. These non-native plants tend to become overly abundant and ultimately eliminate many desirable native species. The control and eradication of these unsuitable plants create a costly management problem. The following species of plant material are prohibited for use as landscape plants.

1. Honeysuckle: Lonicera-bella, Lonicera marrawi, Lonicera tatarica
2. Buckthorn (common): Rhamnus cathartica, Rhamnus frangula (tall hedge)

c. Plants located within ten feet of overhead utility wires shall be limited to those with mature height that is at least five (5) feet less than the height of the wires.

d. Deciduous trees are encouraged on the south, southwest and east sides of buildings to proved shade from the summer sun and evergreens are encouraged on the north and northwest sides of buildings to dissipate the effects of winter winds where practical.

(2) Preservation of Existing Plants. Existing plant material and other landscape features of a quality and of a size as required by this section shall be incorporated into the landscape treatment of a site and be protected from damage during development activities to the extent practicable.

(3) Berming. Earthen berms and existing topography may, whenever practical, be incorporated into the landscape treatment of a site, and be varied in height to avoid a monotonous “walled” effect. The maximum slope for any berm constructed on a site shall be 3 foot run: 1 foot rise.

F. Selection, Installation And Maintenance Of Plant Materials

(1) Plant Quality

a. Planting materials used to comply with this section are encouraged to be of specimen quality, that have been grown in the same hardiness zone as southern Wisconsin, and be capable of withstanding extremes of individual site microclimates.

b. Trees selected for planting shall be healthy, free of insects, diseases and damage that would threaten the viability of the plant. Parkway trees and parking lot trees shall have a minimum branching height of six (6) feet above the ground to allow adequate visual and physical clearance.
c. All plant material shall comply with the provisions set forth by the American Standard for Nursery Stock, ANSI Z60. 1-1980.

(2) **Installation.** All landscaping shall be installed according to the following requirements:

a. All planting’s shall be installed in accordance with the Wisconsin Department of Transportation Standard Specifications for Road and Bridge Construction.

b. All unpaved areas within a street right-of-way and all swales forming the drainage system for a parcel shall be sodded or a seeded erosion mat should be installed. In all commercial and industrial developments, a water supply for maintaining adequate moisture levels in the parkways shall be provided one hundred (100) feet of all points within the parkway. Upon recommendation of the Village Engineer, the Plan Commission may require additional sodding or seeded erosion mats for a lot to prevent soil erosion and blockage of draining systems.

c. Landscape materials shall be selected and located so as to avoid obstructing visual or physical Access to fire hydrants. Trees shall not be located closer than ten (10) feet and shrubs shall not be located closer than five (5) feet to fire hydrants, transformers or other utility fixtures.

d. All trees and shrubs shall be located in such a way that they do not obstruct views of vehicle operators and pedestrians at intersections, alleys, driveways, parking lots and sidewalks.

(3) **Maintenance**

a. **Responsibility of Owner.** The owner of any property subject to an approved landscaping plan required by this section shall be responsible for the continuous maintenance, repair, and replacement of all landscaping materials and barriers as may be required under this section. All plant materials shall be maintained in a healthy, vigorous growing condition, and a neat and orderly appearance. Plants shall be replaced as necessary, and shall be kept free of refuse and debris. Fences, walls, and other barriers, whether or not required by the plan, shall be maintained in good condition and appearance.

b. **Noncompliance with Maintenance Standards.** Property owners notified by the Village that their landscaping violates the provisions
of this section shall be required to restore or replace said plant material within one growing season. Restoration or replacement of fences, walls and/or other barriers shall be completed within nine months of notice by the village. If any violation is not corrected within the required period of time, the property owner shall be subject to the penalties set forth in section 10-1-170.

G. Multi-Family Residential Landscaping Requirements. All multi-family residential sites shall comply with this subsection. The requirements of this subsection are in addition to the minimum landscape points required by the district regulations.

(1) All yards shall be seeded or sodded.

(2) All front and exterior side yards on corner lots shall contain a minimum of one (1) canopy tree per fifty (50) lineal feet of street frontage.

(3) All interior side and rear yards shall contain a mix of canopy, evergreen and other trees equivalent to at least one (1) per fifty (50) lineal feet, and including large shrubs along at least thirty (30) percent of the interior side and rear property lines. The trees and shrubs may be clustered.

H. Non-Residential Landscaping Requirements. All non-residential sites shall comply with this subsection. The requirements of this subsection are in addition to the minimum landscape points required by the district regulations.

(1) All yards shall be sodded or seeded.

(2) Foundation planting’s shall be provided on those sides of a building that face a public right-of-way in a planting bed with a minimum width of five (5) feet adjacent to the entire building length. The planting area shall be free of all paving except where sidewalks and driveways leading directly into the building are necessary for ingress and egress. In no case shall the foundation planting area be reduced to extend across less than fifty (50) percent of the building face due to said sidewalks or driveways.

(3) Service yards, loading docks and exterior work areas on lots adjacent to non-industrial uses shall be screened from view from adjacent properties and the public right-of-way. The screening shall consist of either:

   a. Solid fencing constructed of commercial-grade wood; or

   b. A masonry wall, of a design approved by the Plan Commission with a height not less than six (6) feet.

(4) Open storage yards shall be screened from public streets at a height at least equal
to the height of material to be stored or eight feet whichever is greater. Where stored materials exceed eight (8) feet in height, planting’s shall be provided along the outside perimeter of all portions of the fence or wall visible from an adjacent property or public right-of-way. The effective growth of the planting’s after three to five years shall be not less than the height of the materials being screened.

I. Off Street Parking Lot Landscaping Requirements. All required off-street parking areas designed to accommodate five (5) or more vehicles in any zone, shall be landscaped according to the standards in this subsection. The requirements of this subsection are in addition to the minimum landscape points required by the district regulations. See 10-1-92(e).

(1) **Landscaping Objectives.** The specific requirements of this subsection are intended to recognize both the functional importance of parking areas and the public benefits associated with well-designed landscaped areas which enhance the visual environment, promote public safety, moderate the microclimate and reduce nuisances, such as noise and glare. The standards are designed to soften the visual sensory impacts of parking areas through the use of large canopy trees and well-designed clustered planting’s; as opposed to screening the entire perimeter with a hedge or fence. All landscape plans for parking areas shall be designed to promote these objectives.

(2) **Canopy Tree and Curbed Island Requirements.** All off-street vehicular parking areas designed for more than six (6) vehicles shall be provided with canopy trees as provided in this paragraph.

a. **Canopy Trees Standards.** Canopy trees shall be located in curbed islands or within ten feet of the periphery of the parking area surface. All newly planted canopy trees shall have a minimum caliper of 1 ½ “. Existing mature trees with a caliper of at least 1 ½ “ meeting the location requirements of this paragraph may be applied toward the canopy tree requirements.

b. **Curbed Islands.** Parking spaces shall be separated by a curbed island at the rate of one (1) curbed island for each linear row of fourteen (14) parking spaces for single row configurations, or for each twenty-eight (28) parking spaces in double row configurations. All curbed islands shall have a minimum width of four (4) feet as measured from the inside of the curb and a minimum length of 10 feet.

c. **Number.** The minimum number of curbed islands shall be as provided in the following table:
<table>
<thead>
<tr>
<th>NUMBER OF STALLS</th>
<th>CURBED ISLAND REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>ISLANDS REQUIRED BY ZONING DISTRICT</td>
</tr>
<tr>
<td></td>
<td>B-H, B-P, R-M</td>
</tr>
<tr>
<td>1 to 8</td>
<td>none</td>
</tr>
<tr>
<td>9 to 21</td>
<td>1 island</td>
</tr>
<tr>
<td>22 to 34</td>
<td>2 islands</td>
</tr>
<tr>
<td>35 to 46</td>
<td>3 islands</td>
</tr>
<tr>
<td>47 to 58</td>
<td>4 islands</td>
</tr>
<tr>
<td>59 to 70</td>
<td>5 islands</td>
</tr>
<tr>
<td>69 to 74</td>
<td>6 islands</td>
</tr>
<tr>
<td>75 to 94</td>
<td>7 islands</td>
</tr>
<tr>
<td>95 to 96</td>
<td>8 islands</td>
</tr>
<tr>
<td>97 tp 118</td>
<td>9 islands</td>
</tr>
<tr>
<td>Over 119</td>
<td>9 islands plus 1 island for each 14 spaces or fraction thereof</td>
</tr>
</tbody>
</table>

(3) **Parking Area Screening** Where any part of an off-street parking area designed for five (5) or more vehicles is located within 25 feet of a residentially zoned parcel, or is located such that a nearby residentially zoned property would be affected by noise or headlight glare, an opaque screening barrier shall be provided on the parcel where the parking area is located. The effective height of the barrier shall be at least three and one-half (3 ½) feet above the parking surface. The barrier may consist of wood or masonry fencing, walls, berms or plant material. Where plant materials are used for screening, they shall be of suitable size and density to accomplish the screening objective within three years from the time of planting.

(4) **Minimum Dimensions for Planted Areas.** All landscaped areas with trees shall be a minimum of four (4) feet in all dimensions as measured from the inside of any frame. All landscape areas without trees, but planted with shrubs, shall be a minimum of three (3) in all dimensions as measured from inside the frame.

(5) **Waiver and Modification.** The Plan Commission may authorize adjustments to the requirements of this section where literal compliance with the specifications and constraints, existing vegetation, traffic, fire or other public safety considerations or similar factors.

(6) **Alternative Screening of Industrial Parking Areas.** The Plan Commission may approve a landscaping plan, or portion thereof, for a parking area within an
industrial zoned site, which provides for effective screening of the entire parking area from public view and grant a general exemption from the requirements of pars. (2) and (4) of this subsection. The exemption shall be granted only where all the following conditions are satisfied:

a. The plan provides for effective screening of the entire parking area from view from all public rights-of-way, public recreation areas and all residentially zoned properties;

b. Where screening is accomplished by the use of plant materials, they are of a suitable size and density to accomplish complete visual screening during the leaf-on season within five (5) growing seasons after planting;

c. The effective height of the screening is not less than four (4) feet.

d. The plan provides for diversity in the types of plant species or a combination of various plant species and other types of barriers to afford an aesthetically pleasing character to the parking area perimeter;

e. Any portion of the parking area designated for visitor parking meets all of the requirements of pars. (2) and (4) and is visually separated from all other parking areas by curbed islands or landscaped planting areas of not less than four (4) feet wide and ten (10') long;

f. The Plan Commission finds that the alternative landscaping plan satisfies the general intent of the parking area landscaping provisions of this section and will not be detrimental to the character of the area;

g. The plan complies with all other applicable ordinances and any private deed restrictions or covenants applicable to the property.

J. Miscellaneous Landscaping Requirements

(1) Retention and Detention Ponds. Landscaping shall be provided around the perimeter of retention and detention ponds generally above the high water level. Only plants which are adapted to temporary flooding may be planted below high water level.

(2) Ground Level Air Conditioning Units and Mechanical Equipment. Ground level air conditioning units and other mechanical equipment shall be landscaped on all sides visible from the public right-of-way to a minimum height of thirty (30) inches. The plants uses shall have a mature height of the equipment which will meet or exceed the height of the equipment which it is screening.

(3) Ground Signs and Ground Lights. The area immediately surrounding the
foundation of ground signs shall be planted with shrubs, groundcover, or perennial flowers. Plants shall be selected for a mature height which will not exceed the bottom of the sign’s message. Ground lights for signs shall be screened from view form the public rights-of-way with evergreen shrubs or groundcover to a minimum height equal to that of the light(s).

(4) Refuse Receptacles. Refuse receptacles and waste removal areas shall be screened from view from public rights-of-way or adjacent properties. The

(5) screening shall consist of a solid fence constructed of masonry, or commercial-grade wood fencing materials and shall be a minimum of six (6) feet and a maximum of eight (8) feet tall. Shrubs and/or groundcover shall be planted along such screens to help soften their appearance. Refuse receptacles shall be enclosed on the fourth side with a gate to contain trash or other debris. The gate side of the waste receptacle shall be oriented toward the interior of the site.

K. Substitutions And Changes

(1) Minor Revisions. Once a landscape plan has been approved and a building permit issued, minor revisions to the approved landscape plan, including the substitution of equivalent planting’s and ground covers may be approved by the Zoning Administrator where such revisions do not diminish the benefits of the approved landscape plan. All such approvals shall be in writing and be accompanied by revised landscape plans. A revision shall be considered minor when there is no reduction in the quantity of plant material, no significant change in size or location of plant material, and substitute plants are of the same category (i.e. canopy trees, evergreen trees, large or small shrubs, groundcover, etc.) And have approximately the same design characteristics (mature size, spread, density) as the materials being replaced.

(11) Plan Amendment. The Plan Commission may authorize any amendments to the approved plan in the same manner, and in accordance with the same standards upon which the original approval was given.

L. Acceptance of Landscape Improvements

(1) Inspection and Approval. Upon completion of the installation of landscaping on a development site, the zoning Administrator shall inspect the site for conformance with the adopted landscape plan. The Zoning Administrator shall approve the installation and certify compliance on the face of the approved landscape plan prior to issuance of any occupancy permits.