

ARTICLE VIII: LANDSCAPING REQUIREMENTS

Section 550.08.01: Purpose

The purpose of this Article is to establish landscaping requirements and other regulations intended to preserve and maintain vegetation within in a manner that promotes the natural resource protection, aesthetic, and public health goals of the City.

Sections 550.08.02 to 550.08.09: Reserved

Section 550.08.10: Applicability

- (1) The requirements of this Section shall not apply retroactively to existing buildings, structures, or paved areas, including requirements for bufferyards.
- (2) Any use for which site plan approval is required under Section 550.10.43 shall provide landscaping in accordance with the regulations of this Section, including the following development.
 - (a) New buildings and paved areas. All new buildings and paved areas shall provide landscaping per the requirements of this Article.
 - (b) Expansions of existing buildings or paved areas. In the case of expansions, only the new portion of the building or paved area shall provide landscaping per the requirements of this Article.
- (3) Where insufficient site area remains to comply with all provisions of this Section, the Plan Commission may require compliance to the greatest extent practical.
- (4) Existing Plant Materials. If existing plant material meets the requirements of this Article and will be preserved on the subject property following the completion of development, it may be counted as contributing to the landscaping requirements and worth double the landscaping point value per plant.
- (5) Exemptions.
 - (a) Parking areas of 4 or more spaces shall meet the paved area landscaping requirements for paved areas. Any parking area of 3 or fewer spaces is exempt from the paved area landscaping requirements.
 - (b) All land uses in the Downtown Mixed-Use District and Parks and Recreation District are exempt from all landscaping requirements.
 - (c) Single family dwelling units, two family dwelling units, manufactured homes, cottage court, and agricultural land uses are exempt from landscaping requirements.
- (6) Changes to the Landscaping Plan. The City may allow or require changes to the landscaping plan of Section 550.08.20 or the landscaping requirements of Section 550.08.30, as provided below.
 - (a) The Zoning Administrator and the Plan Commission shall have the authority to allow alterations or substitutions of one type of plant for another to the landscaping requirements as long as the altered requirements achieve an equivalent or greater level of landscaping on a site. Such alternations or substitutions may be based on the following:
 1. Unusual conditions
 2. The consideration of landscape architecture approaches
 3. The preservation of existing trees
 4. The consideration of Wisconsin native landscaping

Commented [SK1]: Highlighting this for Plan Commission review. This policy may help preserve existing mature trees on site by providing more points than new plants receive.

5. When larger size plantings are provided as part of the overall landscape plan
 6. When more shrubs may be appropriate versus more trees, and vice versa
 7. Utility or other easements
- (b) The Zoning Administrator and the Plan Commission shall have the authority to require the modification of any landscaping plan including the rearrangement of landscaping points on a site to better meet aesthetic, environmental, and stormwater management goals or objectives.
- (c) The Zoning Administrator and the Plan Commission may permit less required points for a certain portion of the site (building foundations, paved areas, street frontages, and yards) to be acceptable within the Landscaping Plan if the total number of landscaping points for the entire site is met.

Sections 550.08.11 to 550.08.19: Reserved

Section 550.08.20: Landscape Plan

The applicant shall provide a digital copy of a landscaping plan. The plan shall be drawn at a reasonable scale to clearly delineate the landscape improvements and depict all required elements as specified within the Site Plan Review Section 550.10.43(e), at the discretion of the Zoning Administrator:

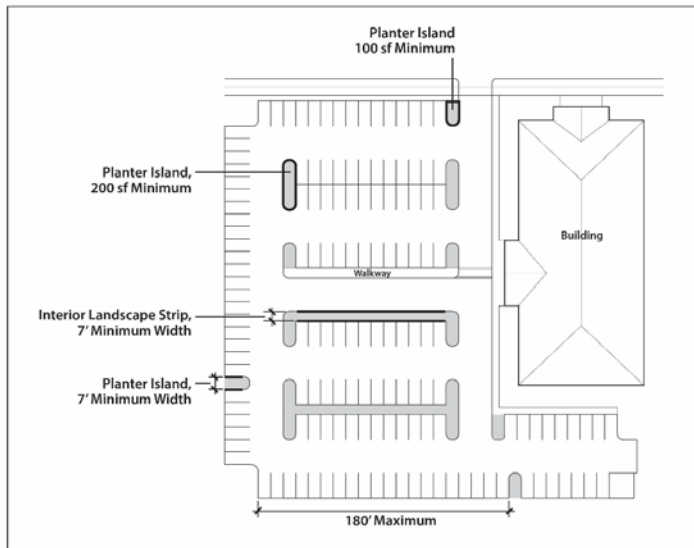
Sections 550.08.21 to 550.08.29 Reserved

Section 550.08.30: Landscaping Requirements

Landscaping shall be provided based on the following requirements for building foundations, paved areas, street frontages, yards, and bufferyard.

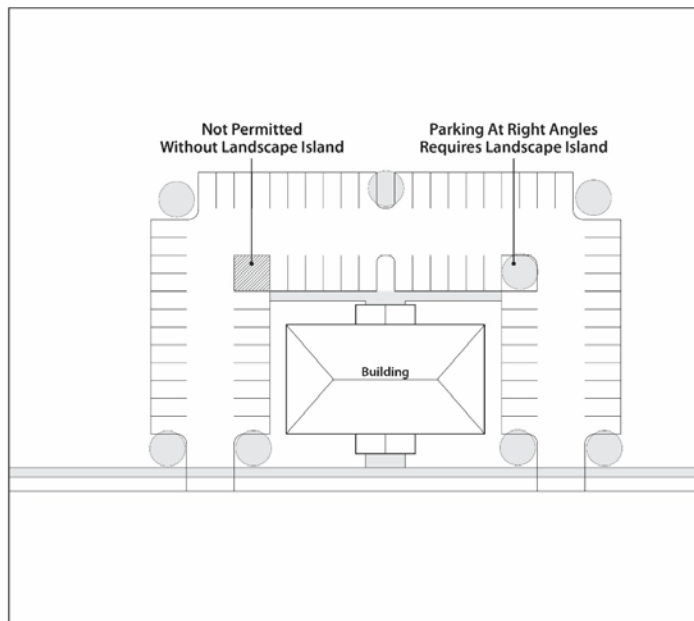
- (1) **Building Foundations.** See Figure 550.08.30d.
- (2) **Paved Areas.** See Figure 550.08.30d.
 - (a) **Parking Lot Design.** See also Section 550.06.06(7).
 1. Interior parking lot landscaping shall be required for any parking lot with more than 30 parking spaces. Internal parking lot landscaping shall be accomplished by the installation of landscaped planter islands or other types of landscaping application approved by the Zoning Administrator.
 2. Landscaped planter islands shall be required at the ends of all parking rows, driveway entrances, and at intermediate locations such that there is a maximum of 180 feet between islands, or approximately no more than 20 standard parking stalls. See Figure 550.08.30a.
 - a. Landscaped planter islands are required where 2 rows of parking stalls meet at a right angle. See Figure 550.08.30b.

Figure 550.08.30a: Requirements for Interior Landscaping



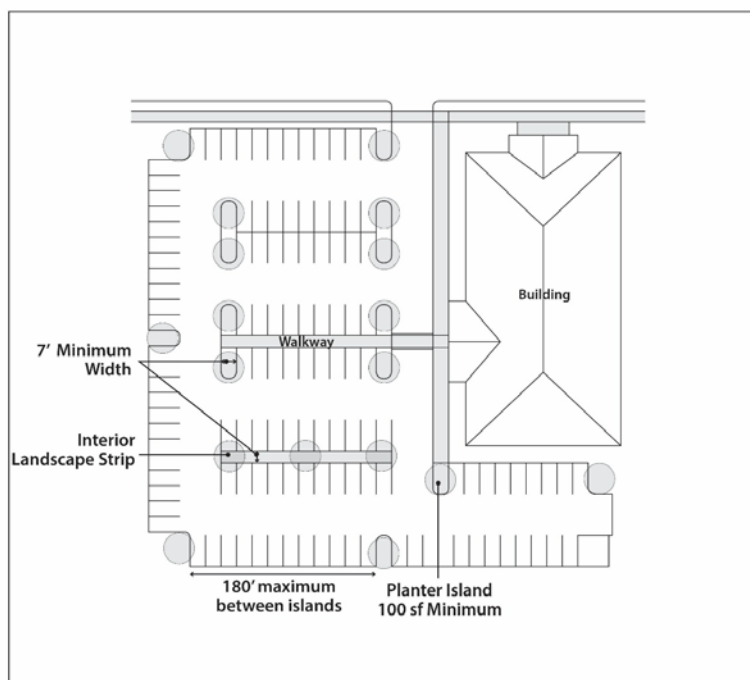
Commented [SK2]: The diagram is illustrative to show that there are 180' maximum allowed before a tree island is required (about 20 parking spaces). It's not meant to show preferred placement of islands (which are not aligned in this image).

Figure 550.08.30b: Parking Rows at Right Angles



3. Each landscaped planter island shall be no less than 100 square feet in area and 7 feet in width, measured from the back of the curb. For double-parking rows, each landscaped planter island shall be no less than 200 square feet in area. The 7-foot width requirement may be reduced to accommodate the triangular shape resulting from angled parking.
 - a. Exception. A continuous 7-foot wide landscape strip may be provided between double parking rows in place of landscaped planter islands.
 - b. See Figure 550.08.30a, b, and c.

Figure 550.08.30c: Interior Landscaping



4. All islands shall be crowned for positive drainage, unless bio-retention methods of stormwater management are utilized per a stormwater management plan approved by the Public Works Director.
5. One shade tree shall be provided for every island and for every 40 linear feet of continuous landscape strip, except as would be in conflict with a lighting fixture or underground wet utility pipe. Medium or low trees (evergreen or deciduous) may be used to supplement deciduous shade trees in locations that may not support healthy shade tree or tall deciduous tree growth. This determination shall be made by the Zoning Administrator. For double-row parking, two shade trees or tall deciduous trees shall be required for each island. See Figure 550.08.30g for minimum planting sizes.

6. In addition to the required trees and shrubs, islands shall be planted with grass, low ground cover, shrubs, flowers, decorative stone/river rock, mulch, or a combination thereof. Mulches and decorative stone shall be installed so that the loose material will not erode, fall, be plowed, or be otherwise transported onto paved surfaces.
7. To ensure proper visibility within the parking lot, landscaping shall not impede on-site traffic visibility or the vision triangle per [Section 550.06.03](#).
- (b) Paved area expansions (see [Section 550.08.10\(2\)](#)) shall be subject to the same landscaping formula requirements as new paved areas (see [Section 550.08.30\(2\)](#)).
- (3) **Street Frontages.** See [Figure 550.08.30d](#).
- (4) **Yards.** See [Figure 550.08.30d](#).
- (5) **Bufferyards.** A bufferyard provides physical separation and visual screening between properties located in zoning districts having different development intensities. A bufferyard may include open space, landscaping, fences or walls, berms, or a combination thereof, which are required to eliminate or reduce existing or potential nuisances (e.g. dirt, litter, noise, glare, signs, and incompatible land uses, buildings, or parking areas). See [550.08.30h](#) for an example of what a bufferyard includes.
 - (a) Bufferyards shall be provided along a side or rear lot line where required by [Figure 550.08.30e](#). Bufferyards shall not be required in front yards or along public street frontages.
 - (b) The required bufferyard value is identified in [Figure 550.08.30e](#). The applicant shall select one of the corresponding design options for each value as provided in [Figure 550.08.30f](#). The assigned value reflects the degree of screening required based on the difference in potential development character between the subject property's zoning district and the adjoining property's zoning district.
 - (c) Reduction of Required Bufferyard Width.
 1. Where the minimum width for the required bufferyard is not available under the current or proposed state of development, the Plan Commission, may reduce the width required for the bufferyard to that currently available on the site, provided that the portion of the site that requires a bufferyard contains one or more of the following:
 - a. Steep slopes that contain retaining walls or rip-rap.
 - b. Permanently undevelopable green space or other permanently protected green space designated on site plans such as a native or restored prairies or park savannas, wetlands, bodies of water, floodplains, drainageways, upland woods, stormwater basins, or other natural resource protection areas, including areas protected by covenants or conservation easements.
 - c. Existing development where the location of existing buildings, parking areas, or other site improvements makes compliance with the required bufferyard width impractical or infeasible.
 2. Where there is permanently protected green space located on an adjoining property adjacent to the portion of a site that requires a bufferyard, the Plan Commission may reduce the width required for the bufferyard. The reduction shall consist of no more than 1 foot for every 3 feet of permanently protected green space on the adjoining property, as measured from the property line at a right angle into said adjacent property. There shall be no reduction in the number of landscape points required.
 - (d) Use of Required Bufferyard and Landscaped Areas.

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1. A required bufferyard may contain pedestrian or bicycle paths, passive recreation areas, stormwater facilities, and utilities, provided that the required width and screening are maintained.
 2. Buildings, parking spaces, loading areas, outdoor storage, outdoor display areas, refuse facilities, and recreational courts or fields are prohibited within a required bufferyard.
 3. A driveway or pedestrian connection may cross a bufferyard approximately perpendicular to the lot line where necessary to provide approved access.
- (6) Determination of Landscaping Requirements.
- (a) The requirements of this Article are additive to each other and any other landscaping or screening requirements in this Chapter.
 - (b) Landscape points used to meet one requirement (e.g. building foundations, paved areas, street frontages, yards, or bufferyards) shall not be used to meet another requirement.
- (7) Measurement and Calculation.
- (a) Mature existing landscape plantings that are retained and protected during development may be counted at twice their otherwise applicable landscaping point value, as determined by the Zoning Administrator based on the health, size, species, location, and anticipated longevity of the planting.
 - (b) In calculating the number of required landscaping points under the provisions of this Section, all areas and distances on which required calculations are based shall be rounded up to the nearest whole number of square feet or linear feet.
 - (c) Any partial plant derived from the required calculations of this Section (for example: 23.3 shade trees) shall be rounded up to the next whole plant (for example: 24 shade trees).
- (8) Utility Easements. Landscaping materials, fences and berms located within a recorded utility, stormwater, or a pedestrian easement, that may have been permitted per terms of an easement encroachment agreement, may count toward meeting a landscaping requirement, if authorized by the City and the easement holder. The width of such areas may be counted as part of a landscaping width requirement for bufferyards. No landscaping materials, fences, or berms are allowed in drainage easements.
- (9) Other Green Space Areas. Green space areas not used for landscape plantings other than natural resource protection areas shall be graded and seeded or sodded with an acceptable maintainable seed mix, restored to native vegetation. Alternatively, such areas may be maintained in crop production if a principal use exists on-site and if approved by the Zoning Administrator.

Figure 550.08.30d: Landscaping Requirements for Regular Development*

	Landscaping Component**				
	Building Foundation Perimeter	Paved Areas	Street Frontage Length	Yards	Bufferyards
Type of Landscaping:	A minimum of 25 % of points on side facing public street and 50% of points on side of main entrance. Shade Trees and Tall Trees not allowed.	A minimum of 30% of points devoted to Tall Trees and 40% to Shrubs.	A minimum of 50% of points devoted to Tall Trees & 30% to Medium Trees.	Any type allowed.	See types "Appropriate for Screening" in Figure 550.08.40b
Native and Existing Plantings:	Wisconsin native plant species identified in Figure 550.08.40a shall count as 1.5 times the point values for each planting provided as shown in Figure 550.08.30g and 550.08.40a. Any existing on-site mature tree that is protected shall count as 2 times the point values for each planting provided as shown in Figure 550.08.30g and 550.08.40a.				
Placement of Landscaping:	Within 10 feet of building foundation.	Within 10 feet of paved area or within paved area.	Within 10 feet of street right-of-way.	Any location.	Within bufferyard, per Figure 550.08.30f
Calculation of Landscaping Points by Zoning District:	Points per 100 linear feet of building foundation	Greater of: points per 10 parking stalls or 10,000 square feet of paved area	Points per 100 feet of the longest street right-of-way frontage	Points per 1,000 sq ft of the largest floor's gross floor area	See Figure 550.08.30f
Agricultural (AG), Park and Recreation (PR)	20	20	20	10	
Single-Family Residential (SF-1) (SF-2) (SF-3)	40	50	100	20	
Cottage Court Residential (CC)	40	50	100	20	
Mixed Residential (MR-1) (MR-2) (MR-3)	40	50	100	20	Only required along certain zoning district boundaries.
Manufactured Home Res. (MH-1)	40	50	100	20	
Institutional (INST)	40	50	100	20	
Neighborhood Mixed-Use (NMU)	40	50	100	20	
Corridor Mixed-Use (CMU)	80	50	100	20	See Figure 550.08.40b for requirements.
Downtown Mixed-Use (DMU) and Downtown Riverfront Residential (DRR)	0	0	0	0	
Light Industrial (LI)	60	50	100	20	
Heavy Industrial (HI)	30	30	50	10	
Intensive Outdoor Activity (IOA)	60	50	100	20	

Commented [SK3]: Incentive for native plants and preservation of existing mature trees.

Commented [SK4]: Two things to note here:
1. Could be all street frontage vs. just longest
2. Could be the entire building's gross floor area, but I have run into issues with multistory MF or mixed use buildings requiring way too much, so I paired it down to the ground floor only.

Commented [SK5]: Delete these two rows.

Commented [SK6]: Potentially add minimum points.

*Note: Single family dwelling units, two family dwelling units, manufactured dwelling units, cottage court residential, and agricultural land uses are exempt from landscaping requirements. Additionally, any parcel zoned Parks and Recreation (PR) are exempt from landscaping requirements.

**See Figures 10.08.30g and 10.08.40a for points associated with plant types.

Figure 550.08.30e: Required Bufferyard Class Matrix

Apply the required bufferyard class from this Figure to Figure 550.08.30f and select an appropriate bufferyard design option. Note that certain land uses, conditional uses, and planned development projects may have more stringent bufferyard requirements. The required bufferyard shall be provided on the property within the more intensively zoned district. Key: NR = no bufferyard required. A through D identify the required bufferyard class.		Adjacent Property Zoning District									
		AG, PR	SF-1, SF-2, SF-3	MH	MR-1, CC	MR-2, MR-3, INST	DMU, DRR	CMU	LI	HI	IOA
Subject Property Zoning District:	Agriculture (AG), Parks and Recreation (PR)	NR									
	Single Family Residential-1 (SF-1), Single Family Residential-2 (SF-2), and Single Family Residential-3 (SF-3)	NR	NR								
	Manufactured Home Residential (MH)	NR	A	NR							
	Mixed Residential-1 (MR-1) and Cottage Court (CC)	NR	A	A	NR						
	Mixed Residential-2 (MR-2), Mixed Residential-3 (MR-3), and Institutional (INST)	NR	B	B	A	NR					
	Downtown Mixed Use (DMU) and Downtown Riverfront Residential (DRR)	NR	NR	NR	NR	NR					
	Corridor Mixed Use (CMU)	NR	C	C	C	B	NR	NR			
	Light Industrial (LI)	NR	C	C	C	C	C	B	NR		
	Heavy Industrial (HI)	NR	D	D	D	D	C	C	C	NR	
	Intensive Outdoor Activity (IOA)	NR	D	D	D	D	D	D	C	NR	NR

Figure 550.08.30f: Design Options for Required Bufferyards

Bufferyard Design Options	Minimum Width	Required Plantings Per 100 Linear Feet	Required Fence, Wall, or Berm
A-1 Planted Transition	10 feet	2 screening trees and 8 medium or tall shrubs	None
A-2 Decorative Fence	8 feet	1 screening tree and 6 medium or tall shrubs	Minimum 4-foot decorative fence having at least 50% opacity
B-1 Planted Buffer	15 feet	3 screening trees and 12 medium or tall shrubs	None
B-2 Fence and Plantings	10 feet	2 screening trees and 10 medium or tall shrubs	Minimum 6-foot solid fence or wall
B-3 Berm and Plantings	18 feet	2 screening trees and 8 medium or tall shrubs	Minimum 3-foot-high berm
C-1 Enhanced Planted Buffer	20 feet	5 screening trees and 18 medium or tall shrubs	None
C-2 Fence and Enhanced Plantings	12 feet	3 screening trees and 14 medium or tall shrubs	Minimum 6-foot solid fence or wall
C-3 Berm and Enhanced Plantings	24 feet	3 screening trees and 12 medium or tall shrubs	Minimum 4-foot-high berm
D-1 Intensive Planted Buffer	30 feet	8 screening trees and 24 medium or tall shrubs	None
D-2 Solid Barrier and Plantings	15 feet	4 screening trees and 18 medium or tall shrubs	Minimum 8-foot solid fence or wall
D-3 Berm and Intensive Plantings	30 feet	5 screening trees and 18 medium or tall shrubs	Minimum 5-foot-high berm

Notes: Fences contributing to landscaping requirements are not permitted along street frontages for nonresidential uses. Where used in combination with plant materials to meet bufferyard requirements, a minimum of 50% of all plant materials shall be located on the exterior side (the side away from the center of the subject property) of the fence. A building wall which does not contain doors (except those used for emergency exit) may be used to satisfy the required fence portions of the bufferyard requirements.

Required plant quantities shall be multiplied by the length of the required bufferyard and divided by 100. Any resulting fraction of a plant shall be rounded up to the next whole plant.

Required plantings shall be distributed throughout the bufferyard to provide reasonably continuous screening. Plantings shall not be concentrated in one portion of the bufferyard while leaving another portion substantially unscreened.

Figure 550.08.30g: Landscaping Points

Plant Category	Landscaping Points Per Plant	Minimum Permitted Installation Size
Shade Tree ¹	40	3" caliper trunk diameter
Tall Deciduous Tree ¹	30	2 ½" caliper trunk diameter

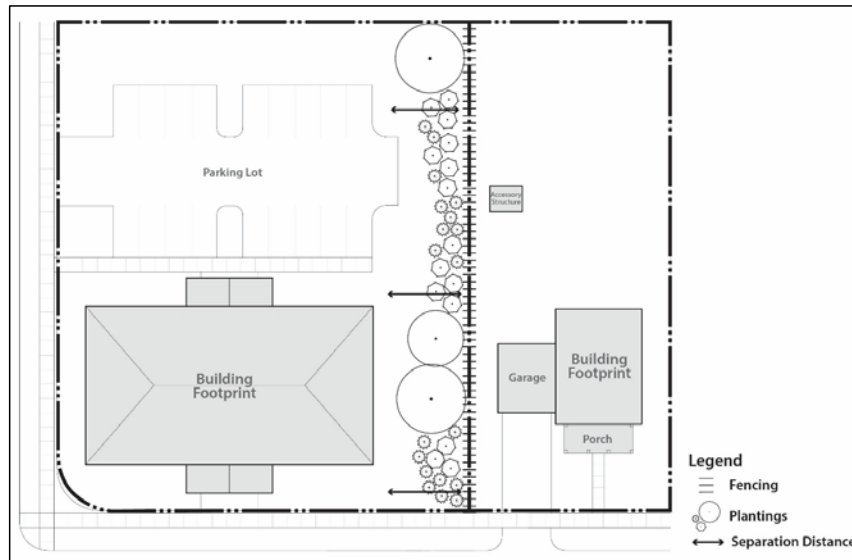
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Medium Deciduous Tree ¹	15	2" caliper trunk diameter
Low Deciduous Tree ¹	10	1.5" caliper trunk diameter
Tall Evergreen Tree ¹	40	5' Tall
Medium Evergreen Tree ¹	20	4' Tall
Low Evergreen Tree ¹	12	3' Tall
Tall Deciduous Shrub	10	3' Tall
Medium Deciduous Shrub	3	2' Tall
Low Deciduous Shrub	1	1' Tall
Medium Evergreen Shrub	5	2' Tall/Wide
Low Evergreen Shrub	3	1' Tall/Wide
Perennials/Ornamental Grasses	1	1 Gallon Container
Rain Garden & Bioswale Plants	1	4-6" Container, 12" O.C. Spacing
Non-Contributory Plants	0	N/A

Source: A Guide to Selecting Landscape Plants for Wisconsin, E. R. Hasselkus, UW-Extension Publication: A2865

¹ Any Wisconsin native planting per Figure 550.08.40a is worth 1.5 times the point value as provided in this table. Any existing on-site tree that is protected with no impervious surface or grading within its canopy is worth 2 times the point value as provided in this table. If said tree dies, it shall be replaced with the comparable new tree landscaping points as provided in this table. Any multi-stem tree shall be a minimum of 1 ½ - 2 inches in diameter.

Figure 550.08.30h: Bufferyard Example



Sections 550.08.31 to 550.08.39: Reserved

Section 550.08.40: Classification of Plant Species

- (1) Species suitable for landscaping and compatible with local climate and soil factors are listed in Figure 550.08.40a. This list is not intended to be exhaustive, and the Zoning Administrator, shall review proposals for the applicability of species not listed and is authorized to approve appropriate similar species. See Figure 550.08.40b for species appropriate for specific and common landscaping situations (e.g., planting under power lines), and Figure 550.08.40c for a list of species to use selectively or to avoid.
- (2) Wisconsin native plant species identified below in Figure 550.08.40a shall be worth 1.5 times the point values shown below. Any existing on-site tree that is protected with no impervious surface or grading within its canopy is worth 2 times the point values shown below. Existing trees must meet or exceed the minimum installation size requirements in Figure 550.08.30g above to receive 2 times the point value.

Figure 550.08.40a: Commonly-Used and Generally Appropriate Landscaping Species**

Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
Shade Trees	50	Maple	<i>Acer spp.</i>	Yes
	50	Linden (Basswood, Redmond, Little Leaf)	<i>Tilia spp.</i>	Yes
	50	Elms (hybrids)	<i>Ulmus spp.</i>	No
	50	Oak (White, Northern Red, Bur, Swamp White)	<i>Quercus spp.</i>	Yes
	50	Honey Locust (male cultivars)	<i>Gleditsia triacanthos var. inermis</i>	No
	50	Hackberry	<i>Celtis occidentalis</i>	Yes
	50	Kentucky Coffee Tree (male)	<i>Gymnocladus dioica</i>	Yes
Tall Deciduous Trees	30	Chinkapin oak	<i>Quercus muehlenbergii</i>	Yes
	30	Ginkgo (male cultivars)	<i>Ginkgo biloba</i>	No
	30	State Street Miyabe maple	<i>Acer miyabei 'Morton'</i>	No
Medium Deciduous Trees	15	Serviceberry	<i>Amelanchier*</i>	Yes
	15	Eastern Redbud	<i>Cercis canadensis</i>	No
	15	Winter King Hawthorn	<i>Crataegus viridis</i>	No
	15	Hornbeam (Musclewood)	<i>Carpinus caroliniana</i>	Yes
	15	Ironwood/Hophornbeam	<i>Ostrya virginiana</i>	Yes
Low Deciduous Trees	10	Hazelnut	<i>Corylus spp.</i>	Yes
	10	Flowering crabapples	<i>Malus spp.</i>	No
	10	Prairie crabapple	<i>Malus ioensis</i>	Yes
	10	Japanese tree lilac	<i>Syringa reticulata</i>	No
Tall Evergreen Trees	40	Firs	<i>Abies spp.</i>	No
	40	Black Hills Spruce	<i>Picea glauca var. densata*</i>	No
	40	Serbian Spruce	<i>Picea omorika</i>	No
	40	Pine	<i>Pinus spp. (not nigra)</i>	Yes
Medium Evergreen Trees	20	Juniper (Red Cedar)	<i>Juniperus virginiana</i>	Yes
	20	Arborvitae	<i>Thuja spp.</i>	Yes
	20	Eastern hemlock	<i>Tsuga canadensis</i>	Yes
Low Evergreen Trees	12	Juniper (Mountbatten)	<i>Juniperus chinensis</i>	No
Tall Deciduous Shrubs	10	Dogwood (Gray, Pagoda)	<i>Cornus spp.</i>	Yes
	10	Viburnum (Arrowwood, Warfaring Tree, Nannyberry)	<i>Viburnum spp.</i>	Yes
Medium Deciduous Shrub	3	Elderberry	<i>Sambucus canadensis "aurea"</i>	No
	3	Forsythia (Virgina, Rugosa)	<i>Forsythia</i>	No
	3	Shrub Rose	<i>Rosa spp.</i>	Yes
	3	Potentilla	<i>Potentilla spp.</i>	Yes
	3	Bush Honeysuckle	<i>Diervilla spp.</i>	Yes
	3	Ninebark	<i>Physocarpus spp.</i>	No
	3	Azalca	<i>Rhododendron (Azalea) spp.</i>	No
	3	St. John's Wort	<i>Hypericum "Ames"</i>	Yes

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Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
	3	Summersweet Clethra	<i>Clethra alnifolia</i>	No
Low Deciduous Shrubs	1	Gro-Low Sumac	<i>Rhus aromatica "Gro-Low"</i>	Yes
Medium Evergreen Shrubs	5	Juniper (Pfitzer)	<i>Juniperus x pfitzeriana</i>	No
	5	Yew (Japanese)	<i>Taxus spp.</i>	No
Low Evergreen Shrubs	2	Boxwood	<i>Buxus spp.</i>	No
	2	Juniper (Sergeant, Creeping, Andorra)	<i>Juniperus spp.</i>	No
	1	Prairie Dropseed	<i>Sporobolus heterolepis</i>	Yes
	1	Little Bluestem	<i>Schizachyrium scoparium</i>	Yes
	1	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	No
Ornamental Grasses	1	Sidecoats Grama	<i>Bouteloua curtipendula</i>	Yes
	1	Big Bluestem	<i>Andropogon gerard</i>	Yes
	1	Indiangrass	<i>Sorghastrum nutans</i>	Yes
	1	Northern Sea Oats	<i>Chasmanthium latifolium</i>	Yes
	1	Switchgrass	<i>Panicum virgatum</i>	Yes
	1	Coneflower	<i>Echinacea spp.</i>	Yes
	1	Black-Eyed Susan	<i>Rudbeckia</i>	Yes
	1	Lily	<i>Lilium spp.</i>	No
	1	Daylily	<i>Heemerocallis spp.</i>	No
	1	Columbine	<i>Aquilegia spp.</i>	Yes
Perennial Plantings	1	Aster	<i>Aster spp.</i>	Yes
	1	Blazing Star	<i>Liatris spp.</i>	Yes
	1	Peony	<i>Paeonia spp.</i>	No
	1	Pachysandra	<i>Pachysandra spp.</i>	No
	1	Stonecrops	<i>Sedum spp.</i>	Yes
	1	Astilbe	<i>Astilbe spp.</i>	No
	1	Hosta	<i>Hosta spp.</i>	No
	2	Butterfly Weed	<i>Asclepias tuberosa</i>	Yes
	2	Smooth Blue Aster	<i>Aster laevis</i>	Yes
	2	Wild Bergamot	<i>Monarda fistulosa</i>	Yes
	2	Prairie Blazing Star	<i>Liatris pycnostachya</i>	Yes
	2	Sweet Black-Eyed Susan	<i>Rudbeckia subtomentosa</i>	Yes
Pollinator Perennials	2	Smooth Penstemon	<i>Penstemon digitalis</i>	Yes
	2	Showy Goldenrod	<i>Solidago speciosa</i>	Yes
	2	Prairie Dropseed	<i>Sporobolus heterolepis</i>	Yes
	2	Prairie Onion	<i>Allium stellatum</i>	Yes
	2	Lance-leaf (sand) Coreopsis	<i>Coreopsis lanceolata</i>	Yes
	2	Wild Lupine	<i>Lupinus perennis</i>	Yes
	2	Pale Purple Coneflower	<i>Echinacea pallida</i>	Yes
Rain Garden Mix	1	Purple Prairie Clover	<i>Sporobolus heterolepis</i>	Yes
	1	Boneset	<i>Eupatorium perfoliatum</i>	Yes

Plant Category	Landscaping Point Value Per Plant	Common Name	Scientific Name	Native Planting Type*
	1	Blue Vervain	<i>Verbena hastata</i>	Yes
	1	Brown Fox Sedge	<i>Carex vulpinoidea</i>	Yes
	1	Wild Columbine	<i>Aquilegia canadensis</i>	Yes
	1	Blue Wood Aster	<i>Aster cordifolium</i>	Yes
	1	Tell Bellflower	<i>Campanula americana</i>	Yes
	1	Cardinal Flower	<i>Lobelia cordifolium</i>	Yes
	1	Palm Sedge	<i>Campanula mericana</i>	Yes
	1	Mountain Mint	<i>Pycnanthemum (native species)</i>	Yes
	1	Downy Wood Mint	<i>Blephilia ciliata</i>	Yes

*Wisconsin native plant species identified in this column shall be worth 1.5 times the point values identified.

**Not all species listed are suitable in all locations.

Figure 550.08.40b: Sample Plant Species Appropriate for Specific Situations

Classification	Landscaping Point Value Per Plant	Common Name	Scientific Name
Appropriate for Planting Under Power Lines	Medium Deciduous Tree	Serviceberry	<i>Amelanchier</i>
	Low Deciduous Tree	Flowering crabapple	<i>Malus spp.</i>
	Low Deciduous Tree	Japanese tree lilac	<i>Syringa reticulata</i>
	Tall Deciduous Shrub	Dogwood (Grey or Pagoda)	<i>Cornus</i>
Appropriate for Screening	Tall Evergreen Tree	Firs	<i>Abies spp.</i>
	Tall Evergreen Tree	Juniper (Red Cedar)	<i>Juniperus virginiana</i>
	Tall Evergreen Trees	Spruces	<i>Picea spp.</i>
	Tall Evergreen Trees	Pines	<i>Pinus spp.</i>
	Tall Evergreen Tree	Douglas fir	<i>Pseudotsuga menziesii var. glauca</i>
	Tall Evergreen Tree	Eastern hemlock	<i>Tsuga canadensis</i>
	Medium Evergreen Tree	Arborvitae	<i>Thuja occidentalis</i>
Salt Tolerant	Shade Tree	Kentucky Coffee Tree	<i>Gymnocladus dioica</i>
	Shade Tree	Northern Red Oak	<i>Quercus rubra</i>
	Shade Tree	Swamp White Oak	<i>Quercus bicolor</i>
	Shade Tree	Honey Locust	<i>Gleditsia triacanthos</i>
	Shade Tree	White Oak	<i>Quercus alba</i>
	Tall Deciduous Tree	Ginkgos	<i>Ginkgo spp</i>
	Medium Deciduous Tree	Canadian Serviceberry	<i>Amelanchier canadensis</i>
	Low Deciduous Tree	Flowering Crabapples	<i>Malus spp</i>
	Tall Deciduous Shrub	Dogwood (Gray, Pagoda)	<i>Cornus spp</i>

Classification	Landscaping Point Value Per Plant	Common Name	Scientific Name
	Tall Deciduous Shrub	Common Lilac	<i>Syringa vulgaris</i>
	Tall Deciduous Shrub	Viburnum	<i>Viburnum</i>
	Medium Deciduous Shrub	Black Chokeberry	<i>Aronia melanocarpa</i>
	Medium Deciduous Shrub	Forsythia	<i>Forsythia spp</i>
	Low Deciduous Tree	Japanese Tree Lilac	<i>Syringa reticulata</i>
	Low Deciduous Shrub	Potentilla	<i>Cinquefoils</i>
	Low Deciduous Shrub	Azalea	<i>Azalea spp</i>
	Low Deciduous Shrub	Snowberry	<i>Symphoricarpos</i>
	Tall Deciduous Shrub	Staghorn Sumac	<i>Rhus typhina</i>
	Tall Deciduous Shrub	Mockorange	<i>Philadelphus</i>
	Medium Evergreen Shrub	Pfitzer Juniper	<i>Juniperus x pfitzeriana</i>
	Medium Evergreen Shrub	Yew (Japanese)	<i>Taxus spp</i>
	Low Evergreen Shrub	Boxwood	<i>Buxus spp</i>

Figure 550.08.40c: Prohibited Species and Species to Use Selectively

Classification	Common Name	Scientific Name	Prohibited ² or Use Sparingly ¹	Reason
Shade Tree	Non-resistant elms	<i>Ulmus spp.</i>	Prohibited	Dutch Elm Disease
	Boxelder	<i>Acer negundo</i>	Prohibited	Spread quickly, self seed and sucker aggressively, attract bugs
	Norway Maples	<i>Acer platanoides</i>	Prohibited	Over-planted, dense, become weedy through self seeding
	Red Maples	<i>Acer rubrum</i>	Use Selectively	Not urban tolerant, prefer acidic soil
	Sugar Maples	<i>Acer saccharum</i>	Use Selectively	Not urban tolerant, best in open space settings
	Silver Maple	<i>Acer saccharinum</i>	Prohibited	Branches drop, become weedy through self seeding and aggressive root systems
Tall Deciduous Tree	Autumn Blaze Maple	<i>Acer x freemanii</i>	Prohibited	Historically over-planted
	Ash trees	<i>Fraxinus spp.</i>	Prohibited	Emerald Ash Borer
	Black Walnut	<i>Juglans nigra</i>	Prohibited	Root toxins limit other plant growth, drops messy tennis ball sized fruit
	Bradford pears	<i>Pyrus calleryana "bradford"</i>	Prohibited	Branches tend to break
	Cottonwood	<i>Populus deltoids, populus fremontii, or populus nigra</i>	Prohibited	Weak wood and aggressive root systems, seed litter
	Poplar	<i>Populus</i>	Prohibited	Aggressive root systems, short lived weedy nature

Classification	Common Name	Scientific Name	Prohibited ² or Use Sparingly ¹	Reason
	Willow	<i>Salix</i>	Use Selectively	Weak wooded and prone to storm damage, aggressive roots
Medium Deciduous Tree	Ailanthus, Tree of Heaven	<i>Ailanthus altissima</i>	Prohibited	Invasive non-native
	European white birch	<i>Betula pendula</i>	Prohibited	Bronze Birch Borer
	White mulberry	<i>Morus alba</i>	Prohibited	Invasive non-native
Low Deciduous Tree	Purple Leaf Cherry Plum, Japanese Purple Plum	<i>Prunus cerasifera</i> 'Atropurpurea'	Use Selectively	Drops fruit
	Purple Sandcherry	<i>Prunus × cistena</i>	Use Selectively	Short-lived
	Russian Olive	<i>Elaeagnus angustifolia</i>	Prohibited	Drops fruit, invasive, non-native
	Amur Maple	<i>Acer tataricum</i> subsp. <i>ginnala</i>	Prohibited	WisDNR restricted list
	Buckthorns	<i>Rhamnus cathartica</i>	Prohibited	Invasive, non- native
Tall Deciduous Shrub	Autumn-olive	<i>Elaeagnus umbellata</i>	Prohibited	Invasive, non- native
	Multiflora rose	<i>Rosa multiflora</i>	Prohibited	Invasive, non- native
Medium Deciduous Shrub	Japanese spirea	<i>Spiraea japonica</i>	Prohibited	Invasive (re-seed)
	Burning bush	<i>Euonymus alatus</i>	Prohibited	Invasive, non- native
	Honeysuckle	<i>Lonicera spp.</i>	Prohibited	Invasive, non- native
Low Deciduous Shrub	Japanese Barberry	<i>Berberis thunbergii</i>	Prohibited	Invasive
Tall Evergreen Tree	Austrian pine	<i>Pinus nigra</i>	Prohibited	Susceptibility to many diseases and pests

Notes:

¹ "Species to Use Sparingly" may be used as part of an overall landscaping plan, but only if the number of individual plants does not constitute more than 1 plant per 20 total plants within the same plant classification. For example, if a landscaping plan includes a total of 20 Tall Deciduous Trees, no more than 1 of those 20 trees may be classified as a "Species to Use Sparingly." The purpose of this provision is to encourage plant species diversity throughout the City.

² "Prohibited Species" shall not be included as part of any landscaping plan that is subject to City review per Section 550.10.43. The purpose of this provision is to limit the planting of species that are invasive, have invasive tendencies, or that may perpetuate or spread disease. Also see the Wisconsin Department of Natural Resources Regulated Species list for all Prohibited and Restricted Species. Additional tree species that are not recommended, should be used sparingly, or should be selectively used by location have been added to this list beyond those listed in the source above.

³ "Species to Use Selectively" should only be used in locations that meet the plant's growing requirements, such as soil type, salt, pollution and other site impacts. These species should be used in locations that do not negatively impact surroundings.

Sections 550.08.41 to 550.08.49: Reserved

Section 550.08.50: Standards for Rain Gardens and Bioswales

(1) Definition.

- (a) Rain gardens can serve both as landscaping and stormwater management features on a building site, where appropriately designed and sited. A rain garden is a shallow, depressed garden that is designed and positioned on a site to capture stormwater runoff and allow for the infiltration of

water back into the ground. Rain garden plants are carefully chosen for their ability to withstand moisture extremes and potentially high concentrations of nutrients and sediments that are often found in stormwater runoff. A well designed and maintained rain garden serves as an attractive component of an overall landscaping plan for a development site.

- (b) Bioswales can serve both as landscaping and stormwater management features on a building site, where appropriately designed and sited. A bioswale is a linear, vegetative stormwater runoff conveyance system that is designed to store and infiltrate water from small storm events back into the ground and direct water from heavy rain events to appropriate storm sewer inlets or other management facilities. The flow of water being conveyed through a bioswale is slowed down, allowing for municipal storm systems to more effectively manage heavier rain events and help reduce the risk of flooding on or off-site. Water being infiltrated or conveyed via a bioswale is also filtered by the vegetation within it, generally improving both ground and surface water quality.

(2) Requirements.

- (a) The installation of a rain garden or bioswale may contribute to the overall stormwater management plan for a development site and count toward meeting the City's landscaping requirements. Rain gardens and bioswales may count for 20 points for every 20 square feet of planted area.
- (b) Detailed plans shall be provided that show all proposed dimensions of the rain garden or bioswale including length, width, depth, and slope of depression; location of the rain garden or bioswale on the lot relative to hard-surfaced areas, downspouts, site topography, and drainage patterns; characteristics of the soil underlying the rain garden or bioswale; description of planting media; the species, number, and size at time of installation of all vegetation proposed for the rain garden or bioswale; and information on any other materials that will be used to line the rain garden or bioswale. The installation of a rain garden shall not change drainage patterns at the lot line. See the Wisconsin Department of Natural Resources Technical Standards for Rain Gardens for more information.
- (c) Installation shall not be proposed for any of the following areas of a site:
 - 1. Areas where there is known soil contamination unless the rain garden or bioswale is proposed to be constructed with an under-drain and an impervious basin liner;
 - 2. Areas where the characteristics of the soil would not allow for the proper infiltration, as defined by the Wisconsin Department of Natural Resources, of water into the ground; or
 - 3. Areas where there are expected to be high levels of foot traffic, unless such areas are protected from foot traffic.
 - 4. Areas less than 5 feet from any building foundation with frost footings or pavement and less than 10 feet from any building foundation with a full basement.
 - 5. Areas located within any on-site easements.
- (d) The owner of the site shall record a maintenance agreement with the City if utilized for required stormwater management on the site. Specifically, the agreement shall specify that the rain garden or bioswale be kept free of trash, weeds, debris, and dead or dying plants, any pipes associated with the rain garden or bioswale will be inspected on a bi-annual basis and kept free of debris, and by the beginning of every spring dead plant materials will be cut back or removed.
- (e) Bioswales and rain gardens shall be generously (and appropriately) vegetated with native plantings to qualify for landscaping points. If bioswales and rain gardens (or portions thereof) are lined with turf but do not include other vegetation, then they will not count toward meeting landscaping point requirements.

- (f) Rain gardens and bioswales may serve as a component of an overall stormwater management plan for a site only if detailed plans, calculations, and specifications are submitted and approved by the City Engineer. Detailed plans shall include the location and description of all other stormwater management facilities serving the site, particularly those to which any bioswale will be directed.

Sections 550.08.51 to 550.08.59: Reserved

Section 550.08.60: Installation Requirements

- (1) Installation. Any and all landscaping and bufferyard material required by the provisions of this Chapter shall be installed on the subject property, in accordance with the approved site plan within 365 days of the issuance of an occupancy permit for any building on the subject property. Failure to comply with this requirement shall be subject to the fees and penalties in [Sections 550.10.60 and 10.10.61](#).
- (2) All landscaping and bufferyard areas shall be seeded with lawn or native ground cover unless such vegetation is already fully established.
- (3) The exact placement of plants and structures shall be depicted on the required detailed landscaping plan submitted to the City for its approval. Such plant and structure location shall be the decision of each property owner provided the following requirements are met:
 - (a) Where a combination of plant materials, berming, and fencing is used in a bufferyard, the fence and/or berm may be located toward the interior or exterior of the subject property and at least 50 percent of the required landscaping points shall be located toward the exterior of the subject property.
 - (b) A property owner may establish through a written agreement, recorded with the Register of Deeds that an abutting property owner agrees to provide on the immediately abutting portion of his or her land a partial or full portion of the required bufferyard, thereby relieving the developer of the responsibility of providing the entire bufferyard on his property. Responsibility for maintenance of bufferyard landscaping shall be included as part of this agreement.
 - (c) Under no circumstance shall landscaping or bufferyard materials be selected or located in a manner resulting in the alteration of drainage patterns at the lot line and in the creation of a safety or visibility hazard. Plant material located on any berm shall be placed to facilitate water infiltration to maximize plant survival. A flat portion of the top of the berm shall be utilized for planting, if possible.
 - (d) The restrictions on types of plants listed in this Article shall apply.
- (4) Upon completion of the approved landscape improvements, a certification of compliance shall also be submitted by the owner or agent.
- (5) Maintenance.
 - (a) The continual maintenance of all required landscaping and bufferyard materials shall be a requirement of this Chapter and shall be the responsibility of the owner of the property on which said materials and plants are required. This requirement shall run with the property and shall be binding upon all future property owners. Development of any or all property following the effective date of this Chapter shall constitute an agreement by the property owner to comply with the provisions of this Section.
 - (b) The owner of the premises shall be responsible for the watering, maintenance, repair, and replacement of all landscaping, fences, and other landscape architectural features on the site. All planting beds shall be kept weed-free. Plant material which has died shall be replaced with equivalent vegetation within twelve months.

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Sections 550.08.61 to 550.08.99: Reserved