

LANDSCAPE SCREENING INTENT & SELECTION

THE PROPOSED PLANS INCLUDE STRATEGICALLY PLACED VEGETATIVE LANDSCAPE BUFFERS DESIGNED TO REDUCE DIRECT VIEWS OF THE SOLAR ARRAY. WHERE COMMERCIALLY PRACTICABLE, THESE BUFFERS WILL UTILIZE REGIONALLY APPROPRIATE TREES AND SHRUBS THAT ARE WELL-ADAPTED TO THE LOCAL CLIMATE WHICH ALLOWS FOR BETTER ESTABLISHMENT AND HIGHER SURVIVAL RATES. THE BUFFER DESIGN INCORPORATES A MIX OF EVERGREEN TREES FOR YEAR-ROUND VISUAL SCREENING AND DECIDUOUS SHRUBS SELECTED FOR SEASONAL INTEREST--SUCH AS FOLIAGE COLOR, FLOWERING, AND FRUITING CHARACTERISTICS. SHRUBS WILL BE PLANTED IN SMALL GROUPINGS TO ENSURE THAT VARIOUS AESTHETIC FEATURES ARE VISIBLE THROUGHOUT THE YEAR. IN ADDITION TO VISUAL SCREENING, THE PLANTINGS OFFER ECOLOGICAL BENEFITS BY SUPPORTING POLLINATORS AND PROVIDING FORAGE, SHELTER, AND OVERWINTERING HABITAT FOR LOCAL WILDLIFE. AS THE PLANTINGS MATURE, THEY WILL FORM A DENSE, NATURAL HEDGE THAT ENHANCES BOTH FUNCTIONAL AND ENVIRONMENTAL PERFORMANCE.

SOLAR ORDINANCE - LANDSCAPE SCREENING REQUIREMENTS AND CALCULATIONS

CITY OF WATERTOWN, WI | § 550-96: LANDSCAPING REQUIREMENTS FOR REGULAR DEVELOPMENT

B. STREET FRONTAGES. THIS SUBSECTION REQUIRES THAT STREET FRONTAGES ON CERTAIN LOTS DEVELOPED AFTER THE EFFECTIVE DATE OF THIS CHAPTER CONTAIN A MINIMUM AMOUNT OF LANDSCAPING IN THOSE AREAS WHICH ABUT THE RIGHT-OF-WAY OF A PUBLIC STREET.

(1) ALL LANDSCAPING USED TO MEET THIS REQUIREMENT SHALL BE LOCATED WITHIN 10 FEET OF THE PUBLIC RIGHT-OF-WAY. IN NO INSTANCE SHALL SUCH LANDSCAPING BE LOCATION WITHIN A PUBLIC RIGHT-OF-WAY. LANDSCAPING SHALL NOT IMPEDE VEHICLE OR PEDESTRIAN VISIBILITY.

(2) FOR EVERY 100 FEET OF STREET FRONTAGE WHERE A DEVELOPED LOT ABUTS A PUBLIC STREET RIGHT-OF-WAY, 20 LANDSCAPING POINTS (AS DESCRIBED ON § 550-96) SHALL BE PROVIDED ON A PRORATED BASIS AND INSTALLED AND MAINTAINED PER THE REQUIREMENTS OF § 550-10.

(3) SHRUBS SHALL NOT BE USED TO MEET THIS REQUIREMENT. A MINIMUM NUMBER OF 50% OF ALL POINTS SHALL BE DEVOTED TO CLIMAX AND/OR TALL TREES, AND A MINIMUM OF 30% OF ALL POINTS SHALL BE DEVOTED TO MEDIUM TREES.

PLANT CATEGORY

TALL EVERGREEN TREE

MEDIUM EVERGREEN TREE

TALL DECIDUOUS SHRUBS

MEDIUM DECIDUOUS SHRUB

LANDSCAPING POINTS/PLANT

40 PTS

20 PTS

5 PTS

3 PTS

MINIMUM PERMITTED INSTALLATION SIZE

5' TALL

4' TALL

3' TALL

2' TALL

LANDSCAPING POINTS CALCULATION

LINEAR FEET OF STREET FRONTAGE

REQUIRED LANDSCAPING POINTS

LANDSCAPING POINTS FROM TREES

TALL EVERGREEN TREES - 16

MEDIUM EVERGREEN TREES - 16

SUPPLEMENTAL LANDSCAPING POINTS FROM SHRUBS

TALL DECIDUOUS SHRUBS - 20

MEDIUM DECIDUOUS SHRUBS - 11

TOTAL LANDSCAPING POINTS

600 FT

120 PTS

960 PTS

640 PTS

320 PTS

133 PTS

100 PTS

33 PTS

1,093 PTS

C. PAVED AREAS. THIS SECTION REQUIRES THAT PAVED AREAS ON CERTAIN LOTS DEVELOPED AFTER THE EFFECTIVE DATE OF THIS CHAPTER CONTAIN A MINIMUM AMOUNT OF LANDSCAPING WITHIN, OR WITHIN 10 FEET OF, THE PAVED AREA.

(1) MINIMUM OF 360 FEET OF LANDSCAPED AREA, WHICH SHALL BE LOCATED WITHIN 10 FEET OF PAVED AREA, IS REQUIRED FOR THE PLACEMENT OF EVERY 100 LANDSCAPING POINTS. SAID AREA DOES NOT HAVE TO BE PROVIDED IN ONE CONTIGUOUS AREA. PLANTS USED TO FULFILL THIS REQUIREMENT SHALL VISUALLY SCREEN PARKING, LOADING AND CIRCULATION AREAS FROM VIEW FROM PUBLIC STREETS.

(2) FOR EVERY 20 OFF-STREET PARKING STALLS OR 10,000 SQUARE FEET OF PAVEMENT LOCATED IN A DEVELOPMENT, 40 LANDSCAPING POINTS (AS DESCRIBED IN § 550-95) SHALL BE PROVIDED ON A PRORATED BASIS AND INSTALLED AND MAINTAINED PER THE REQUIREMENTS OF § 550-101. A MINIMUM OF 30% OF ALL POINTS SHALL BE DEVOTED TO CLIMAX AND/OR TALL TREES AND A MINIMUM OF 40% OF ALL POINTS SHALL BE DEVOTED TO SHRUBS.

PLANT CATEGORY

TALL EVERGREEN TREE

LOW EVERGREEN TREE

TALL DECIDUOUS SHRUB

MEDIUM DECIDUOUS SHRUB

LANDSCAPING POINTS/PLANT

40 PTS

12 PTS

5 PTS

3 PTS

MINIMUM PERMITTED INSTALLATION SIZE

5' TALL

3' TALL

3' TALL

2' TALL

LANDSCAPING POINTS CALCULATION

PAVED AREA

REQUIRED LANDSCAPING POINTS

TOTAL LANDSCAPING POINTS (WITHIN 10' OF PAVEMENT)

TALL EVERGREEN TREES - 1

LOW EVERGREEN TREES - 2

TALL DECIDUOUS SHRUBS - 6

MEDIUM DECIDUOUS SHRUBS - 3

LANDSCAPE PROVIDED WITHIN 10 FT OF PAVEMENT

LANDSCAPE PROVIDED PER 100 LANDSCAPING POINTS

4,754 SQ FT

20 PTS

103 PTS

40 PTS

24 PTS

30 PTS

9 PTS

538 SQ FT

522 SQ FT

REQUIREMENT MEET BY PROPOSED LANDSCAPE SCREENING

REQUIREMENT MEET BY PROPOSED LANDSCAPE SCREENING

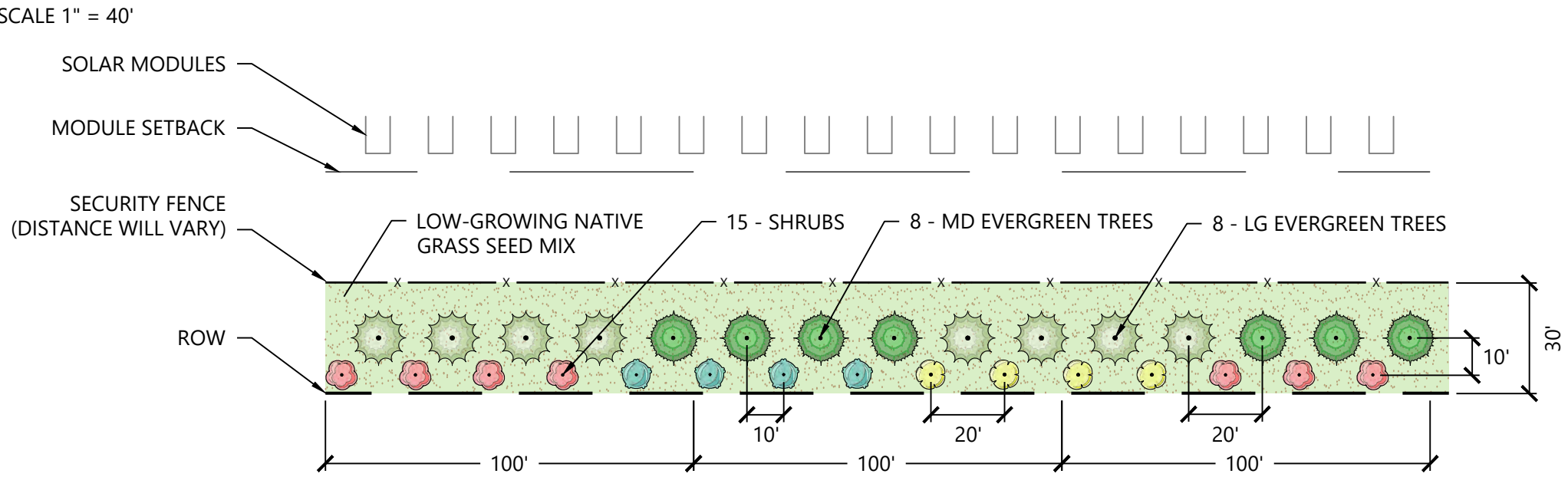
REQUIREMENT MEET BY PROPOSED LANDSCAPE SCREENING

PROPOSED LANDSCAPE SCREENING PLANT SPECIES LIST

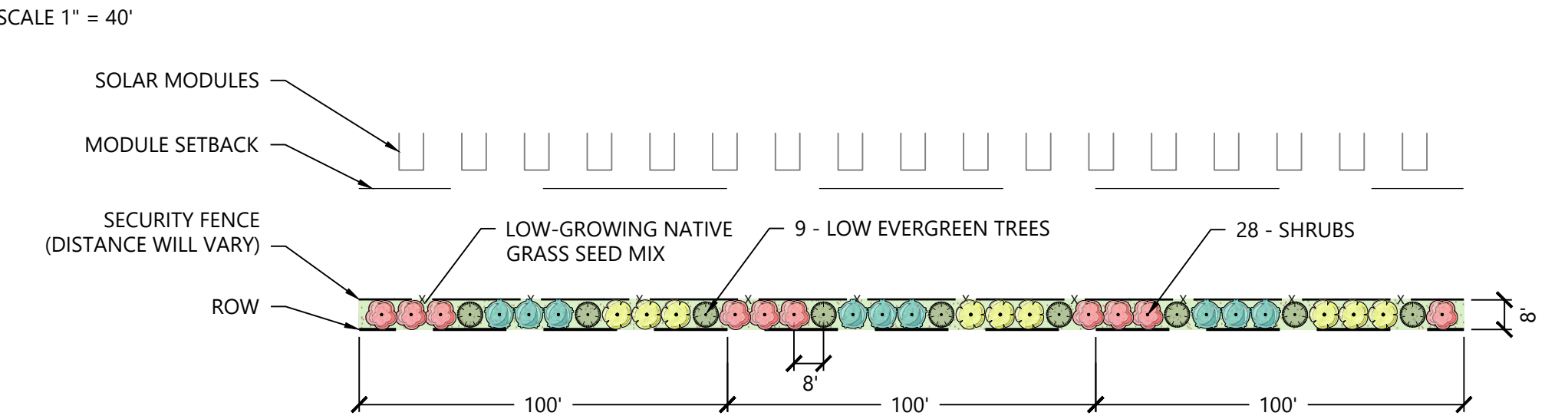
COMMON / BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
TALL EVERGREEN TREES			
WHITE FIR / ABIES CONCOLOR	6' HT. B&B	20' O.C.	H 40'-65' W 15'-25'
MEDIUM EVERGREEN TREES			
BLACK HILLS SPRUCE / PICEA GLAUCA DENSATA	6' HT. B&B	20' O.C.	H 25'-40' W 15'-25'
LOW EVERGREEN TREES			
TECHNY ARBORVITAE / THUJA OCCIDENTALIS 'TECHNY'	6' HT. B&B	32' O.C.	H 10'-15' W 6'-10'
COMMON / BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
TALL DECIDUOUS SHRUBS			
GRAY DOGWOOD / CORNUS RACEMOSA	#5 CONT.	10' O.C.	H 10'-15' W 10'-15'
NANNYBERRY / VIBURNUM LENTAGO	#5 CONT.	10' O.C.	H 10'-15' W 6'-10'
MEDIUM DECIDUOUS SHRUBS			
AMERICAN HAZELNUT / CORYLUS AMERICANA	#5 CONT.	10' O.C.	H 10'-15' W 10'-15'

- NOTES:
- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
 - B.B. SPECIFIES ROOT TYPE AS BALLED AND BURLAPPED.
 - H.T. SPECIFIES MINIMUM SPECIMEN HEIGHT UPON INSTALLATION.
 - #5 CONT. TO MEET MINIMUM SIZE REQUIREMENT OF 24"H OR 30"W FOR DECIDUOUS SHRUBS UPON INSTALLATION. IF PLANT SIZE UNAVAILABLE AT #5 CONT. UPSIZE CONTAINER UNTIL MINIMUM PLANT SIZE REQUIREMENT IS MET.
 - PLANT SPECIES SUBJECT TO CHANGE BASED UPON AVAILABILITY AT TIME OF PLANTING.

TYPE 1 - PROPOSED STREET FRONTAGE LANDSCAPE SCREENING DETAIL



TYPE 2 - PROPOSED ENTRY ROAD LANDSCAPE SCREENING DETAIL



LANDSCAPE SCREENING PLANT MATERIAL

WHITE FIR



BLACK HILLS SPRUCE



TECHNY ARBORVITAE



GRAY DOGWOOD



NANNYBERRY



AMERICAN HAZELNUT



Watertown Hops Solar

Jefferson County, Wisconsin

Preliminary Landscape Screening Notes & Details

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DATE: 06/17/2026

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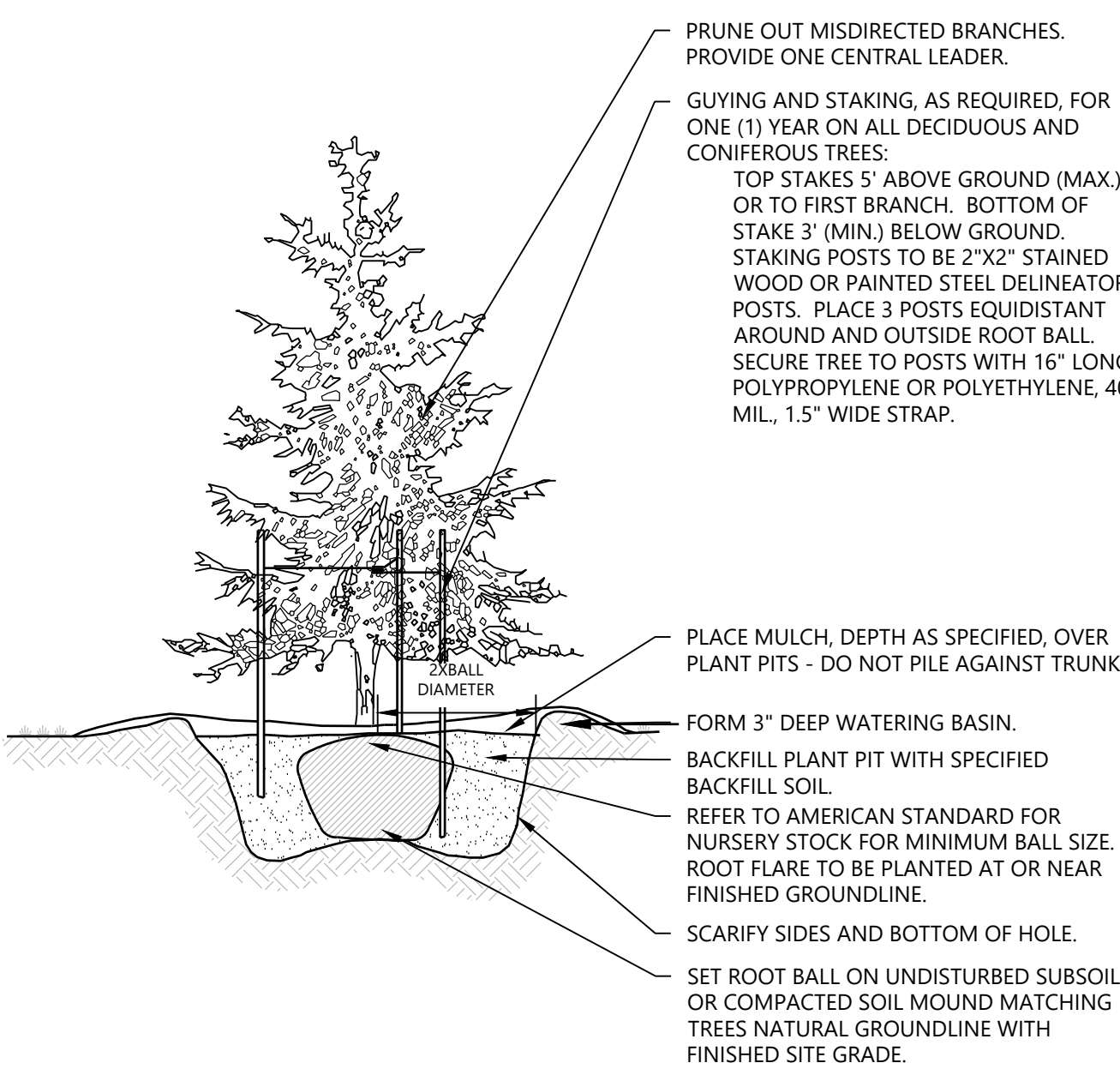
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A	06/17/2026	ISSUED FOR REVIEW	ELM RER NTM

PLANTING NOTES

- CONTRACTOR SHALL CONTACT WISCONSIN DIG SAFE SYSTEM (811) TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS AS WELL AS DO NOT INTERFERE WITH INSTALLED FACILITY COMPONENTS (DRAINTILE, UNDERGROUND WIRING, FENCING).
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE OWNER PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, WISCONSIN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER WILNA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- PROVIDE MULCH FOR ALL TREE AND SHRUB PLANTINGS PER DETAIL. MULCH TO BE SHREDDED HARDWOOD AND FREE OF DELETERIOUS MATERIAL. MULCH 3' DIAMETER RING AROUND ALL TREES AND SHRUBS TO A DEPTH OF 4". KEEP MULCH OFF TRUNK.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO SOILS AND VEGETATION FROM PLANTING OPERATIONS AT NO COST TO OWNER.

PLANTING DETAILS



PRUNE OUT MISDIRECTED BRANCHES. PROVIDE ONE CENTRAL LEADER.

GUYING AND STAKING, AS REQUIRED, FOR ONE (1) YEAR ON ALL DECIDUOUS AND CONIFEROUS TREES:
TOP STAKES 5' ABOVE GROUND (MAX.) OR TO FIRST BRANCH. BOTTOM OF STAKE 3' (MIN.) BELOW GROUND.
STAKING POSTS TO BE 2"x2" STAINED WOOD OR PAINTED STEEL DELINEATOR POSTS. PLACE 3 POSTS EQUIDISTANT AROUND AND OUTSIDE ROOT BALL.
SECURE TREE TO POSTS WITH 16" LONG POLYPROPYLENE OR POLYETHYLENE, 40 MIL., 1.5" WIDE STRAP.

PLACE MULCH, DEPTH AS SPECIFIED, OVER PLANT PITS - DO NOT PILE AGAINST TRUNK.

FORM 3" DEEP WATERING BASIN.

BACKFILL PLANT PIT WITH SPECIFIED BACKFILL SOIL.

REFER TO AMERICAN STANDARD FOR NURSERY STOCK FOR MINIMUM BALL SIZE. ROOT FLARE TO BE PLANTED AT OR NEAR FINISHED GROUNDLINE.

SCARIFY SIDES AND BOTTOM OF HOLE.

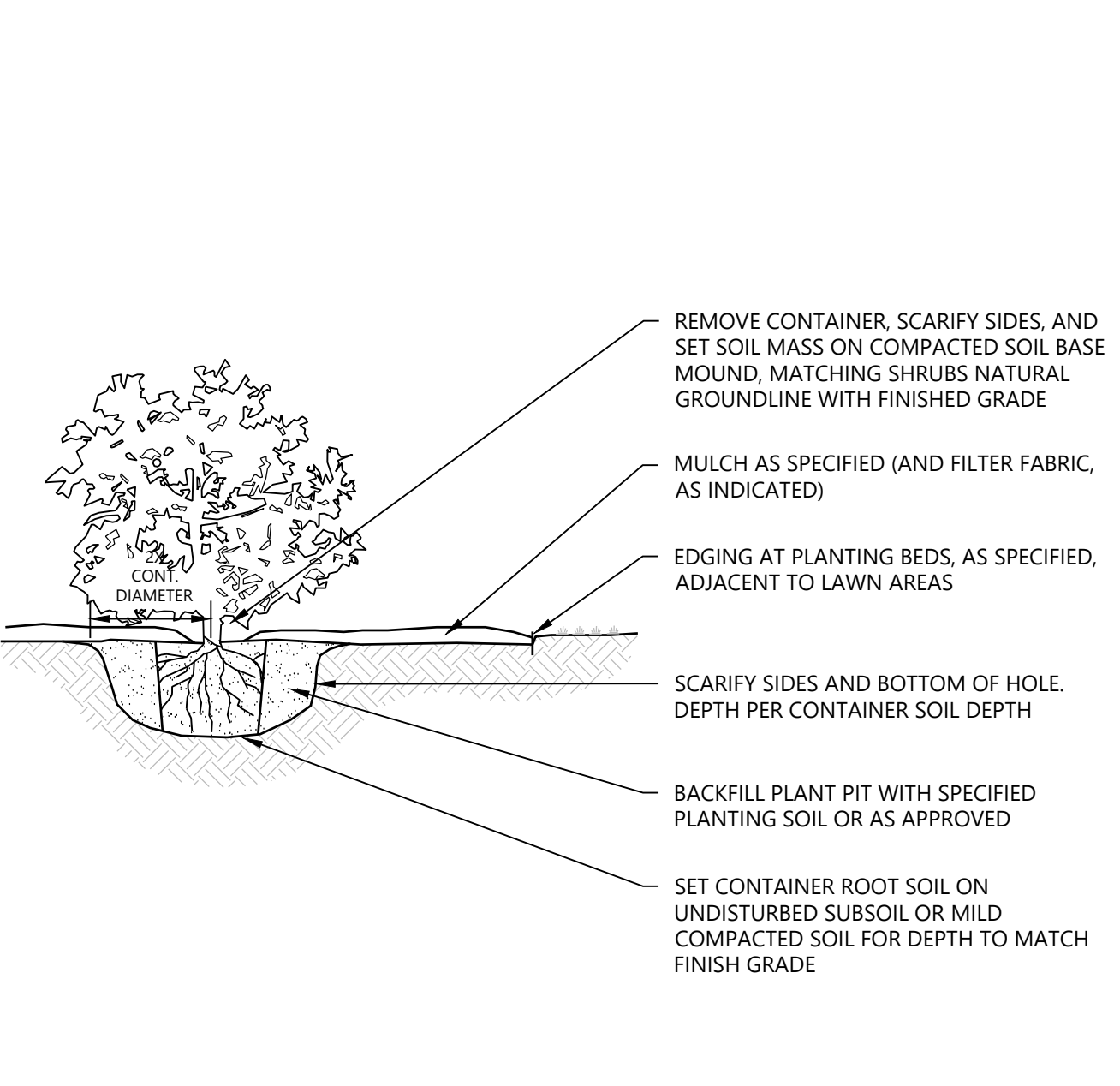
SET ROOT BALL ON UNDISTURBED SUBSOIL OR COMPACTED SOIL MOUND MATCHING TREES NATURAL GROUNDLINE WITH FINISHED SITE GRADE.

Westwood

EVERGREEN TREE PLANTING

LA01

NOT TO SCALE



REMOVE CONTAINER, SCARIFY SIDES, AND SET SOIL MASS ON COMPACTED SOIL BASE MOUND, MATCHING SHRUBS NATURAL GROUNDLINE WITH FINISHED GRADE

MULCH AS SPECIFIED (AND FILTER FABRIC, AS INDICATED)

EDGING AT PLANTING BEDS, AS SPECIFIED, ADJACENT TO LAWN AREAS

SCARIFY SIDES AND BOTTOM OF HOLE. DEPTH PER CONTAINER SOIL DEPTH

BACKFILL PLANT PIT WITH SPECIFIED PLANTING SOIL OR AS APPROVED

SET CONTAINER ROOT SOIL ON UNDISTURBED SUBSOIL OR MILD COMPACTED SOIL FOR DEPTH TO MATCH FINISH GRADE

Westwood

SHRUB & PERENNIAL CONTAINER PLANTING

LA03

NOT TO SCALE

NATIVE POLLINATOR SEED MIX

SEEDING RATE - 13.5 LB/ACRE - 86.1 SEEDS/SQ FT

Common Name	Scientific Name	Bloom Month	PLS Lbs/Acre	% of Mix by Weight	Seeds/ft²	% of Mix by Seeds/ft²
Sideoats Grama	Bouteloua curtipendula		4.26	31.53%	9.40	10.92%
Slender Wheatgrass	Elymus trachycaulus		1.24	9.18%	3.10	3.60%
Plains Oval Sedge	Carex brevior		0.35	2.59%	3.70	4.30%
Wood Gray Sedge	Carex grisea		0.12	0.86%	0.40	0.46%
Troublesome Sedge	Carex molesta		0.16	1.18%	1.50	1.74%
Brown Fox Sedge	Carex vulpinoidea		0.24	1.80%	8.90	10.34%
Virginia Wild Rye	Elymus virginicus		0.22	1.65%	0.30	0.35%
Little Bluestem	Schizachyrium scoparium		3.39	25.10%	18.70	21.72%
Prairie Dropseed	Sporobolus heterolepis		0.05	0.39%	0.30	0.35%
Graminoid Total			10.03	74.28%	46.30	53.77%
Common Yarrow	Achillea millefolium	Jul-Sep	0.09	0.63%	5.60	6.50%
Nodding Onion	Allium cernuum	Jun-Aug	0.03	0.24%	0.10	0.12%
Lead Plant	Amorpha canescens	Jun-Aug	0.18	1.33%	1.10	1.28%
Canada Anemone	Anemone canadensis	May-Jul	0.01	0.04%	0.00	0.00%
Wild Columbine	Aquilegia canadensis	Apr-Jun	0.01	0.04%	0.10	0.12%
Whorled Milkweed	Asclepias verticillata	Jul-Sep	0.01	0.05%	0.00	0.00%
Common Milkweed	Asclepias syriaca	Jun-Aug	0.04	0.31%	0.10	0.12%
Butterfly Milkweed	Asclepias tuberosa	Jun-Aug	0.04	0.31%	0.10	0.12%
Partridge Pea	Chamaecrista fasciculata	Jun-Sep	0.61	4.55%	0.60	0.70%
White Prairie Clover	Dalea candida	Jun-Sep	0.67	4.98%	4.70	5.46%
Purple Prairie Clover	Dalea purpurea	Jun-Aug	0.79	5.88%	5.20	6.04%
Cream Gentian	Gentiana flavida	Aug-Oct	0.04	0.26%	1.80	2.09%
Virginia Mountain Mint	Pycnanthemum virginianum	Jul-Sep	0.02	0.16%	1.70	1.97%
Prairie Wild Rose	Rosa arkansana	Jun-Aug	0.04	0.31%	0.00	0.00%
Black-eyed Susan	Rudbeckia hirta	Jun-Oct	0.25	1.88%	8.60	9.99%
Gray Goldenrod	Solidago nemoralis	Aug-Oct	0.05	0.37%	5.50	6.38%
Calico Aster	Symphyotrichum lateriflorum	Aug-Oct	0.01	0.04%	0.50	0.58%
Sky Blue Aster	Symphyotrichum oolentangiense	Aug-Oct	0.02	0.16%	0.60	0.70%
Ohio Spiderwort	Tradescantia ohiensis	Jun-Aug	0.03	0.24%	0.10	0.12%
Hoary Vervain	Verbena stricta	Jun-Sep	0.19	1.41%	2.00	2.32%
Golden Alexanders	Zizia aurea	May-Jul	0.34	2.53%	1.40	1.63%
Forb Total			3.47	25.72%	39.80	46.23%
Mix Total			13.50	100.00%	86.10	100.00%

TOTAL SEEDING ACREAGE

NATIVE POLLINATOR SEED MIX

10.3 AC

PREPARED FOR:



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Jefferson County, Wisconsin

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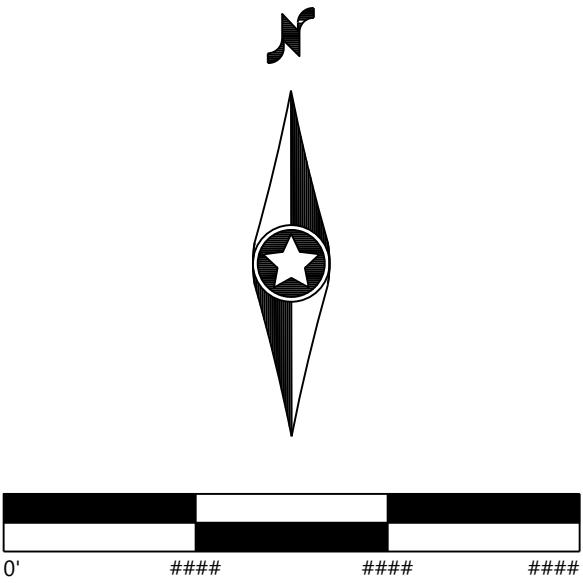
- LEGEND:
- PROPERTY BOUNDARY
 - PROPOSED BUILDING SETBACK LINE
 - PARCEL LINES
 - RIGHT-OF-WAY LINES
 - EASEMENT LINES
 - EX. 5' INDEX CONTOUR
 - EX. 1' INTERVAL CONTOUR
 - EX. OVERHEAD POWER
 - EX. TREE LINE
 - EX. FENCE
 - PROPOSED FENCE
 - PROPOSED MODULE SETBACK
 - PROPOSED SOLAR ARRAY
 - PROPOSED ELECTRICAL EQUIPMENT
 - PROPOSED INVERTER
 - PROPOSED ACCESS ROAD
 - PROPOSED SECURITY FENCE
 - PROPOSED UNDERGROUND COLLECTION
 - PROPOSED OVERHEAD COLLECTION
 - PROPOSED LANDSCAPE SCREENING (TYPE 1)
 - PROPOSED LANDSCAPE SCREENING (TYPE 2)
 - PROPOSED AREA FOR SEED MIX REVEGETATION

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Preliminary Landscape Screening Plan

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