

**ORDINANCE NO. 22-XXX**  
**AN ORDINANCE AMENDING SECTION 13-1-153**  
**OF THE CODE OF ORDINANCES OF**  
**THE CITY OF VERONA**

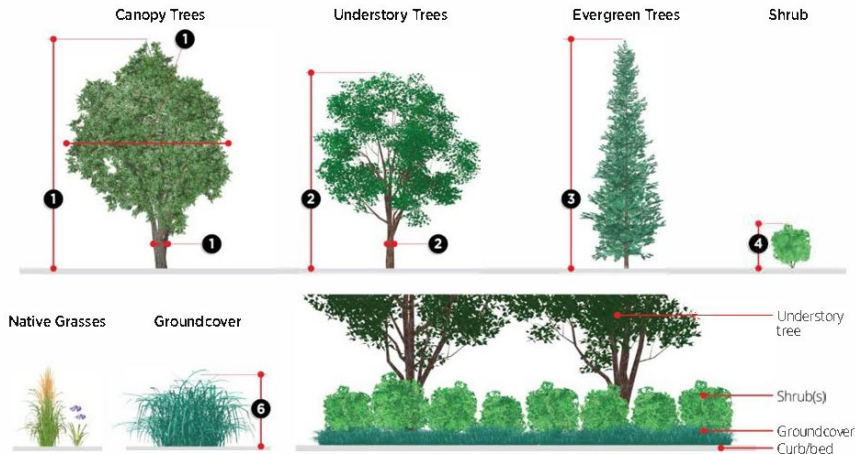
The Common Council of the City of Verona, Dane County, Wisconsin, does ordain that Section 13-1-153 of the Code of Ordinances of the City of Verona are amended to read as follows (~~language deleted~~):

1. Section 13-1-153 – Landscape Standards.

**Sec. 13-1-153 Landscape Standards.**

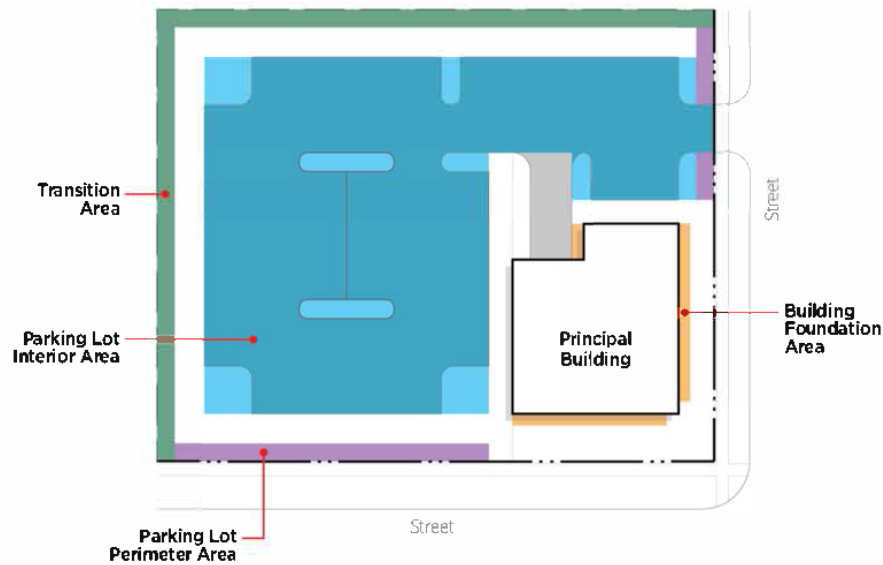
Landscape improvements required by this section shall apply to all non-single-family development and consist of living plants in a combination of trees, shrubs, native grasses and/or groundcover. Unless otherwise stated in this section, all size specifications for plant materials shall be based upon the time of planting. When caliper is specified for tree planting, the caliper of the tree trunk shall be measured at six (6) inches above the soil level. Any plant materials used to meet the requirements of this section shall not include any plant material identified as a Regulated Invasive Plant by the Wisconsin Department of Natural Resources pursuant to Wisconsin Administrative Code NR 40.

- (a) **Planting Types.** Seventy-five (75) percent of all plant materials shall be native to or adapted to the State of Wisconsin.
- (1) **Canopy Trees.** A woody plant (deciduous or evergreen) having not less than a two and one-half (2.5) inch caliper with single central axis which typically reaches a mature height of not less than forty (40) feet and a mature spread of not less than fifteen (15) feet.
  - (2) **Understory Trees.** A woody plant having not less than a one and one-half (1.5) inch caliper, or six (6) feet tall for multiple stem species, that normally attains a mature height of at least fifteen (15) feet.
  - (3) **Evergreen Trees.** A tree having foliage that persists and remains green throughout the year and has a height of not less than six (6) feet at installation and maturing to a height of not less than twenty (20) feet.
  - (4) **Shrub.** A woody plant (deciduous or evergreen) of low to medium height characterized by multiple stems continuous from its base and having a height of not less than two (2) feet.
  - (5) **Native Grasses.** Grasses and flowering broad leaf plants that are native to, or adapted to, the State of Wisconsin, and that are commonly found in meadow and prairie plant communities, not including noxious weeds.
  - (6) **Groundcover.** Herbaceous plants, other than turf grass, or prostrate shrubs that are native to, or adapted to, the State of Wisconsin normally reaching an average maximum height of eighteen (18) inches at maturity. Groundcover may include nonliving materials such as landscape rocks upon approval by the Common Council.



**Figure 13-1-153(1): Planting Types**

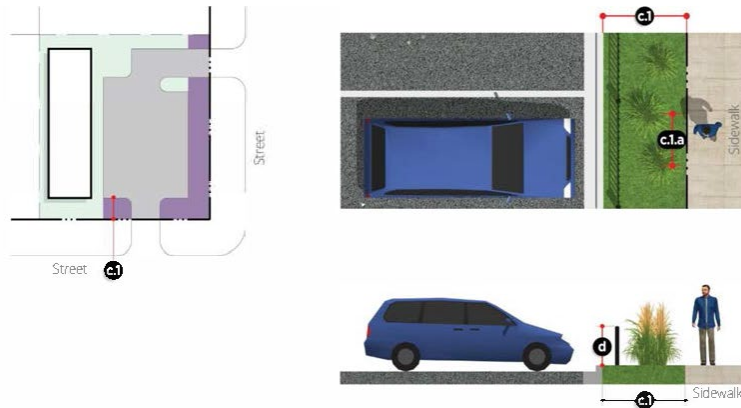
(b) **Required Landscape Areas.** The following graphic illustrates the location of the landscape requirements detailed in this section. Above ground or below ground structured parking lots are exempt from the requirements for perimeter and interior parking lot landscape.



**Figure 13-1-153(2): Required Landscape Areas**

- (1) **Parking Lot Perimeter Area.** Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this chapter. It is the objective of this section to provide screening between parking areas and right-of-way, and to provide for the integration of stormwater management with required landscaping.
  - a. **Location.** All surface parking lots which abut a public or private right-of-way, excluding alleys, shall include landscape and trees as required by this section located between the parking lot back of curb and the right-of-way.

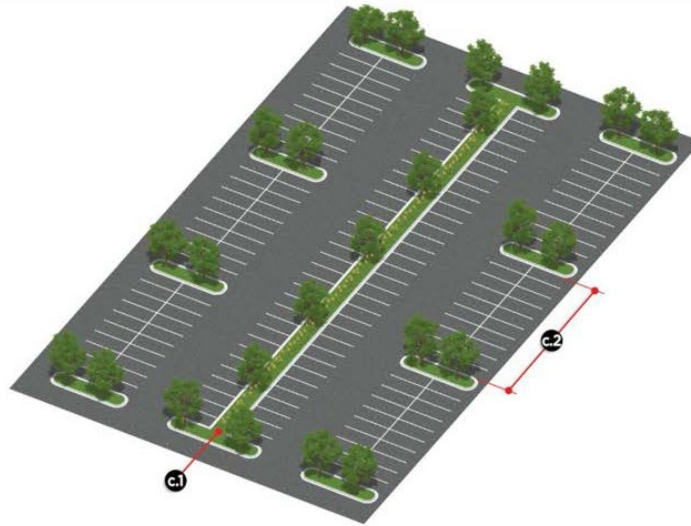
- b. **Applicability.** The parking lot perimeter landscape regulations of this section apply to the following:
1. The construction or installation of any new surface parking lot or vehicular use area; and
  2. The expansion of any existing surface parking lot or vehicular use area, in which case the requirements of this section apply only to the expanded area.
- c. **Requirements.** Perimeter landscape shall be established along the edge of the parking lot with a minimum width of seven (7) feet as measured from the parking lot back of curb, to accommodate vehicle bumper overhang and ensure planting areas that are adequate in size.
1. The landscape treatment shall run the full length of the parking lot and shall be located between the property line and the edge of the parking lot. Landscaped areas outside of shrub/native grasses and tree masses shall be planted in live groundcover. The landscaped area shall be improved as follows:
    - (a) One (1) shrub or native grasses the height of which shall not be less than three (3) feet nor greater than five (5) feet, shall be planted for every three (3) feet of landscape area length, spaced to adequately screen vehicle bumpers.
  - d. A low masonry wall or fence the height of which provides effective screening to a maximum height of three (3) feet may be used in conjunction with required landscaping as detailed above. Plant materials shall be installed between the sidewalk and the fence or wall to provide a softening effect.



**Figure 13-1-153(3): Parking Lot Perimeter Area**

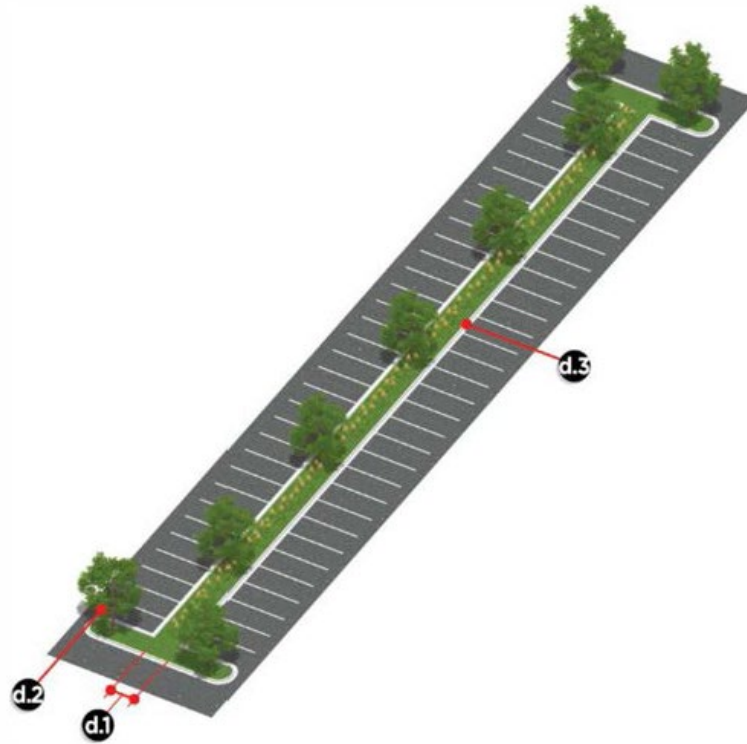
- (2) **Parking Lot Interior Area.** All parking lots shall include landscape and trees located within the parking area as required by this section. Trees and landscape required by this section shall be in addition to trees and landscape required under other sections of this chapter. It is the objective of this section to provide shade within parking areas, break up large expanses of parking lot pavement, support stormwater management where appropriate, and provide a safe pedestrian environment.
- a. **Applicability.** The parking lot interior landscape regulations of this section apply to the following:
1. The construction or installation of any new surface parking lot containing fifteen (15) or more parking stalls; and
  2. The expansion of any existing surface parking lot if the expansion would result in fifteen (15) or more new parking stalls, in which case the requirements of this section apply only to the expanded area.

- b. **Requirements.** For parking lots consisting of fifteen (15) or more spaces, interior parking lot landscape shall be required. For parking lots consisting of fewer than fifteen (15) spaces, all rows of parking shall be terminated by a parking lot island.
- c. **Amount.** Required parking lot interior landscape area shall be provided in the form of islands and medians.
  - 1. **Parking Lot Median Amount Requirement.** Parking lot medians shall be placed between every third row of parking.
  - 2. **Parking Lot Island Amount Requirement.** Parking lot islands shall be located on parking rows which are not required to have parking lot medians. Parking lot islands shall be spaced not more than one hundred thirty-five (135) feet or more than fifteen (15) continuous spaces apart, and at the end of any row of parking bordered by a drive aisle, public or private street, or pedestrian way.



**Figure 13-1-153(4): Parking Lot Interior Area**

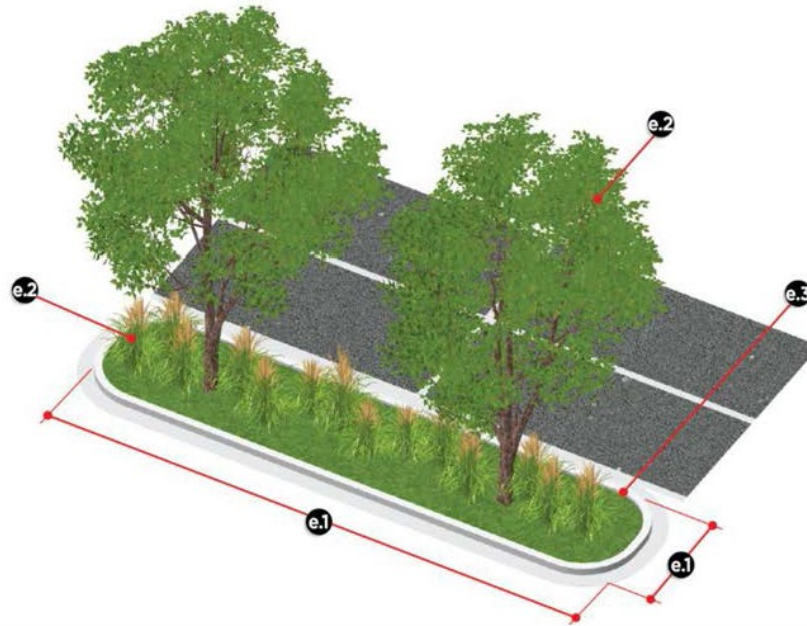
- d. **Parking Lot Median Standards.**
  - 1. **Size.** Parking lot medians shall have a minimum width of nine (9) feet and minimum soil depth of thirty-six (36) inches.
  - 2. **Planting.** A minimum of one (1) canopy tree and fifteen (15) shrubs or native grasses shall be planted for each fifty (50) linear feet of parking lot median.
  - 3. **Design.** Parking lot medians shall be protected with concrete curbing, wheel stops, or other suitable barriers. Such medians shall be properly drained or irrigated as appropriate to the site conditions to ensure survivability of plant materials and proper stormwater management function.



**Figure 13-1-153(5): Parking Lot Median Standards**

e. **Parking Lot Island Standards.**

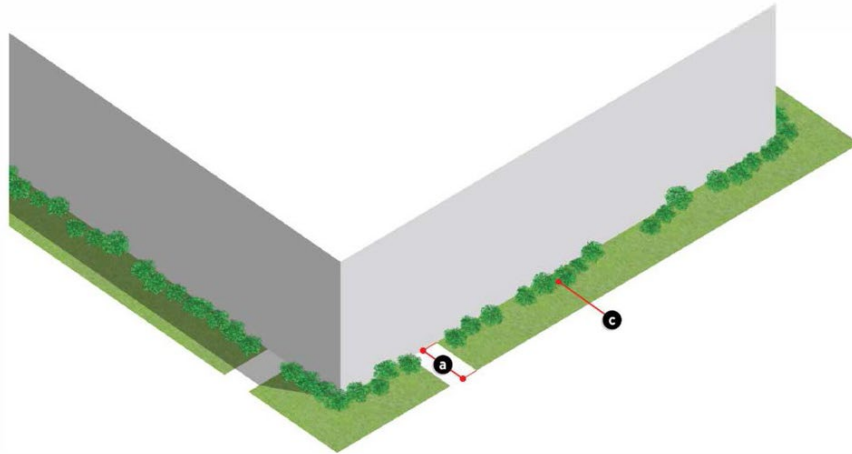
1. **Size.** Parking lot islands shall be a minimum nine (9) feet wide by eighteen (18) feet long and shall have a minimum soil depth of thirty-six (36) inches. Double rows of parking shall provide parking lot islands opposite one another to form continuous single islands.
2. **Planting.** A minimum of one (1) canopy tree shall be provided for every parking lot island. If the island extends the width of a double row, then two (2) canopy trees shall be provided.
3. **Design.** Parking lot islands shall be protected with concrete curbing or other suitable barriers. Such islands shall be properly drained or irrigated as appropriate to the site conditions to ensure survivability of plant materials or proper stormwater management function.



**Figure 13-1-153(6): Parking Lot Island Standards**

- f. **Internal Pedestrian Walkways.** Internal pedestrian walkways, as required by section 13-1-151(e)(6), shall be located along parking lot medians. The Zoning Administrator may waive or modify this requirement on determining that locating internal pedestrian walkways along parking lot medians is impractical due to site conditions or undesirable because it would create unsafe conditions.
  - g. **Type of Landscape Material.** Except where areas are designed as vegetated stormwater management areas, canopy trees shall be the primary plant materials used in parking lot islands and canopy trees and shrubs or native grasses shall be the primary plant materials used in parking lot medians. Understory trees, evergreen trees, shrubs, native grasses, groundcover, and other plant materials may be used to supplement the required plantings but shall not create visibility concerns for automobiles and pedestrians. If medians or islands are designed as stormwater management areas, deviations from required plantings may be approved by the Zoning Administrator.
  - h. **Groundcover.** A minimum of seventy-five (75) percent of the surface area of every parking lot island and median shall be planted with groundcover.
- (3) **Building Foundation Area.** All non-single family development, with the exception of non-single family development in the CC District built with a zero (0) foot front yard setback, shall include landscape located at the building foundation as required by this section. Landscape required by this section shall be in addition to landscape required under other sections of this chapter. It is the objective of this section to provide a softening effect at the base of buildings.
- a. A non-single family development is required to maintain a building foundation area at front and exterior side yards of seven (7) feet at a minimum.
  - b. Foundation plantings shall be designed to supplement buffer yard plantings to frame important views, while visually softening long expanses of walls.

- c. Foundation plantings shall be installed across eighty (80) percent of the length of the façade of the building, except where walkways and driveways are located.
- d. Foundation plantings may include trees, shrubs, native grasses, and groundcover.
- e. Where the area between the building and parking lot or street curb is entirely paved for pedestrian use, landscaping may consist of canopy trees planted in structural soils beneath tree grates or permeable pavement, at the rate of one (1) tree per fifty (50) linear feet of building facade. Minimum structural soil volume shall be six hundred (600) cubic feet.
- f. Above-ground stormwater planter boxes along building facades may be substituted for foundation plantings.



**Figure 13-1-153(7): Building Foundation Area**

- (4) **Green Space Area.** Any area that is not part of the parking lot perimeter area, parking lot interior area, building foundation area, and transition area qualifies as a green space area. All non-single family development, with the exception of non-single family development in the CC District built with a zero (0) foot front yard setback, shall include landscape located in the green space area. Landscape required by this section shall be in addition to landscape required under other sections of this chapter. It is the objective of this section to plant trees in the green space area rather than a grass lawn.
  - a. Ornamental and large shade trees shall be required for all green space areas as required by the Plan Commission.
  - b. The Plan Commission may approve a different design solution which is designed by a registered landscape architect.
- ~~(4)~~(5) **Transition Area.** Transition area landscape shall be required along interior property lines of all multiunit residential, non-residential, or mixed-use development. It is not expected that the transition area will totally screen such uses but rather will minimize land use conflicts and enhance aesthetics. Landscape required by this section shall be in addition to landscape required under other sections of this chapter.
  - a. **Applicability.** Transition area landscaping is required as follows:
    1. The construction or installation of any new primary building or primary use; and
    2. The expansion of any existing primary building or primary use that results in an increase in gross floor area by more than five (5) percent or one thousand (1,000) square feet,

whichever is greater. In the case of expansions that trigger compliance with transition area requirements, transition area landscaping is required only in proportion to the degree of expansion. The Zoning Administrator is authorized to allow the transition area to be established adjacent to the area of expansion or to disperse transition area landscaping along the entire site transition area.

3. Primary buildings or uses in the CC District shall be required to install transition area landscape in rear yards only.
- b. **Transition Area Types.** Four (4) transition area types are established in recognition of the different contexts that may exist, as shown in Table 13-1-153(b)(4)(b). Transition areas may include a combination of elements including setback distances for separation, planting types, solid fencing, green walls, vegetated stormwater management areas, living groundcover, or turf.

Table 13-1-153(b)(4)(b): Transition Area Types					
Specification		Type A	Type B	Type C	Type D
1	Min. Yard Width (1)	5 ft.	10 ft.	15 ft.	20 ft.
2	Min. Fence/Wall Height (2)	optional	optional	6 ft.	6 ft.
<i>Min. Number of Landscape Elements (per 100 lineal feet)</i>					
3	Understory	optional	3	4	5
4	Canopy/Evergreen	4	3	4	5
5	Shrubs/Native Grasses	optional	15	25	35
(1) Required yard setbacks may be utilized for transition area landscape.					
(2) Fence or wall requirements may be satisfied by a solid evergreen or arborvitae hedge with a maximum height of six (6) feet, as approved by the Zoning Administrator.					

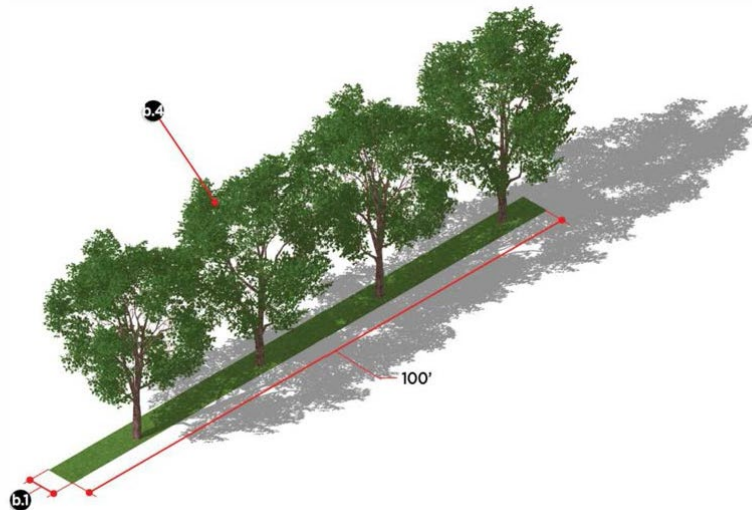


Figure 13-1-153(8): Transition Area Type A



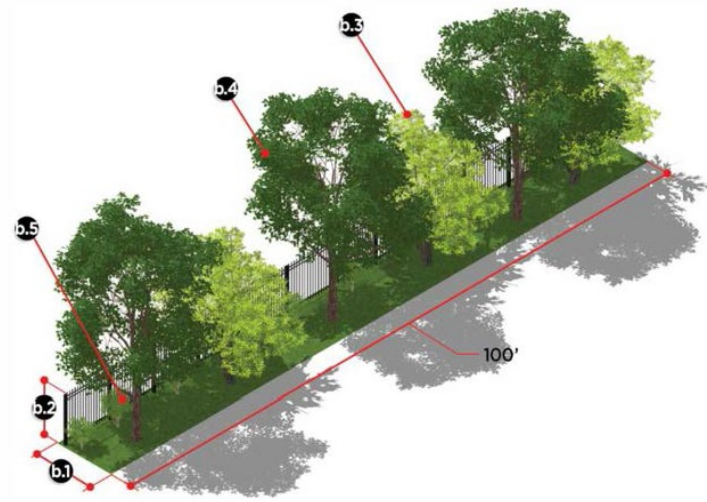


Figure 13-1-153(9): Transition Area Type B

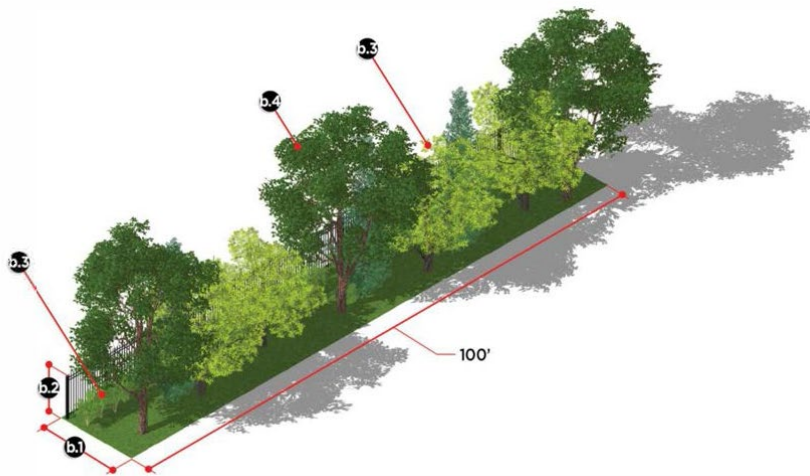
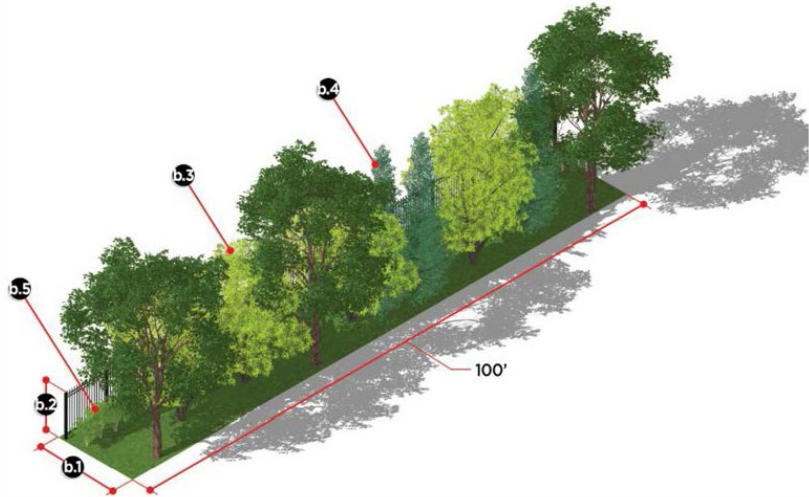


Figure 13-1-153(10): Transition Area Type C



**Figure 13-1-153(11): Transition Area Type D**

- c. **Application of Transition Area Types.** Transition areas shall be provided based on Table 13-1-153(b)(4)(c), except where adjacent uses are of a similar nature, scale, and intensity. As per Table 13-1-153(b)(4)(c), the type of required transition yard is dependent upon the land use type of the subject lot and the land use type of the adjacent lot(s).

Table 13-1-153(b)(4)(c): Application of Transition Area Types												
Subject Lot Land Use	Adjacent Lot Land Use											
	Agricultural	Single-Family Residential	All Other Residential	Institutional	Retail	Service	Eating and Drinking	Entertainment	Lodging	Vehicle Related	Industrial	Transportation
Agricultural												
Single-Family Residential												
All Other Residential	A	C		B	B	B	B	B	B	C	D	D
Institutional	A	C	B		B	B	B	B	B	C	D	D
Retail	A	C	B	A		A	A	A	A	B	C	C
Service	A	C	B	A	A		A	A	A	B	C	C
Eating and Drinking	A	C	B	A	A	A		A	A	B	C	C
Entertainment	A	C	B	A	A	A	A		A	B	C	C
Lodging	A	C	B	A	A	A	A	A		B	C	C
Vehicle Related	B	D	C	C	C	C	C	C	C		B	B
Industrial	B	D	C	C	C	C	C	C	C	B		B
Transportation	B	D	C	C	C	C	C	C	C	B	B	

- (c) **Tree Preservation.**

- (1) Existing viable trees of twelve (12) inches or greater DBH shall not be removed from lots within the City without a tree preservation and removal plan approved by the Zoning Administrator. DBH is diameter at breast height measured at four and a half (4.5) feet off the ground or grade level.
- (2) The tree preservation and removal plan shall include an inventory of all trees of twelve (12) inches or greater DBH in the impacted area on a lot.
- (3) Every reasonable effort shall be made to incorporate trees identified in the inventory into the landscape required for the proposed development. The Zoning Administrator must determine that one (1) of the following criteria apply prior to granting approval to remove a mature, high quality tree:
  - a. The tree is dead, dying, diseased, or a threat to public health or safety;
  - b. The tree interferes with the provision of public services or is a hazard to traffic;
  - c. The location of the tree prevents development or redevelopment that cannot be designed to protect the tree;
  - d. The tree is an identified invasive species.
- (4) Viable trees of twelve (12) inches or greater DBH to be removed shall be replaced in accordance with the following standards. If replacement trees cannot be accommodated on site, as determined by the Zoning Administrator, the replacement trees shall be planted at an alternative site as determined by the Director of Parks and Urban Forestry.
  - a. The tree to be removed shall be replaced within one (1) year of the date of approval and guaranteed as detailed in subsection (e) of this section.
  - b. Any tree designated for removal on an approved tree preservation and removal plan shall be replaced at the rate specified in Table 13-1-153(d)(4).
  - c. In the event that a tree designated for preservation is destroyed, damaged, or removed during the construction process, such tree shall be replaced at three (3) times the applicable rate specified in Table 13-1-153(d)(4).

Table 13-1-153(d)(4) Tree Replacement Rate	
Caliper of Tree to Be Removed	Number of Replacement Trees Required
12—29 inches	2
30 inches or more	3

- (5) The value of a tree shall be determined by the Zoning Administrator in accordance with the methods developed by the Council of Tree and Landscape Appraisers in the most recent Guide for Plant Appraisal.
- (d) **Installation and Maintenance of Landscape Areas.**
- (1) All installed landscape shall conform to the most recently approved American Standard for Nursery Stock (ANSI Z60.1), published by the American National Standards Institute.
  - (2) All new landscape areas shall be installed prior to the occupancy or use of the building or premises, or substantial completion of the building to allow for occupancy; or if the time of the season or weather conditions is not conducive to planting, the developer shall apply to the Zoning Administrator for a delay in landscape installation. The delay in landscape installation request shall identify a date certain by which all required landscape materials shall be installed or the developer shall be subject to a fine as detailed in the agreement.

- (3) A total cost estimate of landscaping for the construction must be given in January 1 dollars for the current calendar year. Twenty (20) percent of the total landscaping costs should be deposited in escrow with the City before building permits are granted. The twenty (20) percent landscaping deposit will be held in escrow for a period of one (1) year past the time of planting and will be refunded on approval of the City.
- (4) Dead plant materials shall be replaced within sixty (60) days taking into consideration the season of the year and shall have at least the same quantity and quality of landscape elements as initially approved. If the particular project is constructed in more than one (1) phase, the sixty (60) day timeframe shall apply to each individual phase.
- (5) All landscape shall be maintained in a healthy, neat, trimmed, clean, and weed-free condition. With the exception of surface areas in vegetated stormwater management areas where mulch is not specified, the ground surface of landscape areas shall be covered with either turf and/or other types of pervious groundcover located beneath and surrounding trees and shrubs.
- (6) For stormwater management areas where irrigation is not specified, all installed plantings shall be guaranteed for a period of eighteen (18) months following municipal approval of installation. During this guarantee period landowner shall supply water as necessary to promote successful establishment and growth.
- (7) Any required landscaped area not intended for stormwater management, greater than one hundred and fifty (150) square feet in area, shall be provided with an underground irrigation system or be provided with a portable water supply within fifty (50) feet of said landscaped areas. No part of an irrigation system may be installed in City right-of-way.
- (8) All plantings required under this chapter shall be maintained perpetually and replaced if they die or are substantially weakened or damaged. If plantings succumb due to cultural conditions, they shall be replaced with more culturally suitable species of the same type (e.g. tree, shrub, groundcover).

( Ord. No. 21-980, 5-10-21 )

2. This ordinance shall become effective upon passage and publication as required by law.

**CITY OF VERONA**

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**Luke Diaz, Mayor**

(seal)

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**Holly Licht, City Clerk**

ENACTED:

PUBLISHED:

