

# Memorandum

**To:** Plan Commission

**From:** Katherine Holt, Community Development Specialist

**Date:** April 6, 2022

**Re: Landscaping Standards Zoning Text Amendment**

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In January of 2022, Staff presented a memo that contained various potential zoning text amendments including a discussion regarding the landscaping standards. Staff discussed that the focus of the landscaping requirements tends to screen the foundations of buildings, the perimeter of the parking areas, and dumpsters with seventy-five (75) percent native species to Wisconsin. There are specific landscaping requirements for parking islands and parking medians. Staff has noticed that there are no requirements for planting additional trees outside of these areas. The Plan Commission agreed that adding requirements for having plantings beyond the foundation, parking areas, and dumpster should be done.

Staff proposes to add the following language to the landscape standards.

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

- (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.

## **Zoning Text Amendment Findings**

A determination is required to ensure that a Zoning Text Amendment is in harmony with the recommendations of the City of Verona's Comprehensive Master Plan by

answering the following questions posed in Section 13-1-215 of the Zoning Ordinance.

- a. *How does the proposed text amendment further the purposes of this title and the general article in which the amendment is proposed to be located as outlined in section 13-1-5?*

The proposed text amendment adds language to support tree planting and growth in the City.

- b. *How does the proposed text amendment further the purposes of the specific section in which the amendment is proposed to be located?*

The proposed text amendment adds language to enhance the green space area with plantings that was done by the previous Zoning Ordinance.

- c. *Which of the following factors has arisen that are not properly addressed in the current zoning text:*

1. *The provisions of this chapter should be brought into conformity with the Comprehensive Plan (if a factor related to the proposed amendment, note pertinent portions of the Comprehensive Plan);*
2. *A change has occurred in the land market, or other factors have arisen which require a new form of development, a new type of land use, or a new procedure to meet said change(s);*
3. *New methods of development or providing infrastructure make it necessary to alter this chapter to meet these new factors;*
4. *If the proposed text amendment is concerned with the provisions of articles C and/or D: How does the proposed amendment maintain the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts?*

A certain amount of trees and landscaping was required in the previous Zoning Ordinance that allowed for planting in the green space, which was utilized. This text amendment ensures that plantings will occur in green space.

### **Recommendation:**

Staff recommends the following Plan Commission actions:

1. Recommend the Common Council approve the zoning text amendment for Section 13-1-153 – Landscape Standards to add tree plantings in the green space area.

